



PLAN COMMISSION

February 14, 2023

6:00 P.M.

AMENDED

Common Council Chambers

8040 S. 6th St.

Oak Creek, WI 53154

(414) 766-7000

Daniel Bukiewicz - Chair

Dawn Carrillo

Chaucey Chandler

Donald Oldani

Chris Guzikowski

Ashley Kiepczynski

Gregory Loreck

Fred Siepert

Christine Hanna

Matt Sullivan – ex-officio

Kari Papelbon – ex-officio

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

Find more information on agenda items at [oakcreek.zoninghub.com](https://www.oakcreekwi.org/zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – January 24, 2023
4. Review and Discuss Report on Recent Common Council Actions
5. Review and Discuss Report on Recent Board of Housing and Zoning Appeals Actions
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions – Next Report March 28
7. New Business
 - a. MASTER SIGN PLAN REVIEW - Review a proposed Master Sign Plan submitted by Bob Schmitt, Mygrant Glass, for the multitenant industrial building at on the property at 10501 S. Oakview Pkwy. (Tax Key No. 955-1035-000; 5th Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/7POKPSPD3X>
 - b. PLAN REVIEW - Review building plans submitted by Sean Phelan, DTS Mixed Use, LLC, on behalf of Hand and Stone, for exterior building modifications for the Hand and Stone tenant space at 7978 S. Main St. (tenant address: 7956 S. Main St.) (Tax Key No. 813-9050-000; 2nd Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/BI9TF22DSF>
 - c. PLAN REVIEW - Review site, building, and related plans submitted by Caitlin LaJoie, Briohn Building Corporation, for a multitenant industrial building on portions of the properties at 7433 S. 10th St. and 7300 S. 13th St. (Tax Key Nos. 764-9057-000 & 764-9011-000; 1st Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/UEFNIK0ZFN>

- d. PLAN COMMISSION CONSULTATION – Discussion of a potential product design firm concept for Design Department Incorporated submitted by Patrick Tetzlaff, Design Department, Inc., for the property at 8041 s. 13th St. (Tax Key No. 811-9007-000; *2nd Aldermanic District*). **No action will be taken on this item.**
- e. REZONE/CONDITIONAL USE PERMIT – Review a request submitted by Fahim Ajmeri, 8950 LLC, to rezone the property at 8950 S. 27th St. to B-4, General Business with a Conditional Use Permit for vehicle rentals (Tax Key No. 856-0070-006; *6th Aldermanic District*).
More info at ZoningHub: <https://s.zoninghub.com/C2NHBHGV6S>
- f. DISCUSSION ITEM – The Plan Commission will be discussing the potential updates to residential exterior building materials requirements in Sec. 17.0403. No decisions will be made.

Announcements & Adjournment.

Dated this 9th day of February, 2023
Posted 02-09-23 sd

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 24, 2023**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Carrillo, Commissioner Hanna, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siepert. Commissioner Chandler was excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the December 13, 2022 and January 10, 2023 meetings

Commissioner Siepert moved to approve the minutes of the December 13, 2022, meeting. Alderman Loreck seconded. On roll call: all present voted aye (Commissioner Hanna arrived after the vote). Motion carried.

Commissioner Siepert moved to approve the minutes of the January 10, 2023, meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Carrillo, who abstained. Motion carried.

PUBLIC HEARING

SIGN APPEAL

LAURA KONOPSKI, BRENTWOOD ANIMAL HOSPITAL

318 W. RYAN RD.

TAX KEY NO. 735-9000-000

Senior Planner Papelbon read the public hearing notice into record and provided an overview of the request for variances allowing the applicant to install one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building, and one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd. (see staff report for details).

Mayor Bukiewicz made the first call for public comment.

Monica Schneider, 2400 Holly Rd., Neenah, WI, 54956, representing the Appleton Sign Company and Dr. Brad Osgood, Brentwood Animal Hospital, introduced themselves. Ms. Schneider briefly explained the locations of the signs.

Mayor Bukiewicz made the second and third calls for public comment.

Hearing no additional comments, Mayor Bukiewicz closed the public hearing.

SIGN APPEAL

LAURA KONOPSKI, BRENTWOOD ANIMAL HOSPITAL

318 W. RYAN RD.

TAX KEY NO. 735-9000-000

Commissioner Hanna asked why a large second sign is needed, referring to the front-facing diagram presented. Dr. Osgood and Senior Planner Papelbon clarified that the diagram is

only showing one (1) proposed sign. What Commissioner Hanna is referring to is the image of what the sign will look like illuminated at night. Dr. Osgood explained the request for more signage is due to confusion from the clients not knowing what building to go to with the existing signage.

Commissioner Carrillo asked if the older building will be kept. Dr. Osgood answered in the affirmative, explaining the bottom floor is currently being used as a boarding facility through the animal hospital, with the upper floor possibly being utilized in the future in other ways by Brentwood Animal Hospital or leased out.

Commissioner Carrillo asked if clients should only go to the new building, to which Dr. Osgood answered in the affirmative, explaining even the boarding clients will get checked in at the new building.

Commissioner Carrillo asked why the old monument sign will be kept. Dr. Osgood explained that if the upper floor were to be leased out, a structure would already be in place for the new tenant to use. Commissioner Carrillo asked for confirmation that the existing monument sign is being kept in case a new company were to move into that space. Dr. Osgood answered in the affirmative, and explained that the existing text advertising Brentwood Animal Hospital will be removed from the structure.

Commissioner Carrillo suggested removing the old sign completely, and having the possible new tenants apply for the additional sign. Dr. Osgood explained that the existing sign was a recent investment that they would like to retain.

Alderman Loreck asked why the base of the proposed monument sign is not proposed to be constructed with the required masonry. *Dr. Osgood's and Ms. Schneider's answers were inaudible.*

Alderman Guzikowski stated that he was not opposed to the proposed sign plans.

Commissioner Oldani asked Senior Planner Papelbon if it will be possible to set a future review date on the existing, old sign to ensure it is accurately reflecting what businesses are where on the property. Senior Planner Papelbon explained that the current agenda item is only to allow the second monument sign. An available option would be to have the second sign be designed to list the multiple tenants - the hospital, boarding services, and the secondary tenant and/or the additional services - and then remove the existing monument sign, but that would be a financial consideration for the facility.

Commissioner Oldani stated his understanding and approval requirement for the proposed designs, requesting the applicant work with the City in the near future regarding the existing sign accurately reflecting the services provided at the old building. Senior Planner Papelbon explained that there is a timeline for signage removal when a business vacates a per Code. Dr. Osgood explained that the use of the old building will be decided over the next two (2) years.

Mayor Bukiewicz stated his support for the new monument sign and allowing the old sign to remain. Assistant Fire Chief Havey asked to have the signs clearly labeled with accurate addressing for emergency and inspection purposes and record management. Senior Planner

Papelbon stated that the correct suite number would have to be added to the proposed monument sign.

Commissioner Siefert moved that the Plan Commission approves a sign variance allowing the installation of one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd.

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

KARDO RASHA, DUNKIN' (THE KARDO GROUP)

2345 W. RYAN RD.

TAX KEY NO. 903-9008-001

Senior Planner Papelbon provided an overview of site, building, and related plans for exterior building modifications, a drive-through canopy with menu board, and directional sign on the property at 2345 W. Ryan Rd. (see staff report for details). Senior Planner Papelbon explained the proposed plans had been updated to remove a clearance bar from the drive-through canopy, and to incorporate the utility easement on the south end of the building.

Commissioner Siefert asked if the one (1) handicap parking spot noted in the plans is sufficient for the parking lot.

Steven Kolber, Kolbrook Design, 828 Davis St. Evanston, IL 60201, answered in the affirmative. Mr. Kolber explained that the exterior updates are happening as the interior is being renovated as well.

Senior Planner Papelbon asked Mr. Kolber if there are known plans to have the rest of the building match the exterior renovations of the Dunkin' Donuts unit, to which Mr. Kolber answered in the negative.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Kardo Rasha, DUNKIN' (The Kardo Group), for exterior building modifications, a drive-through canopy with menu board, and directional sign on the property at 2345 W. Ryan Rd. with the following conditions:

1. That all relevant Code requirements are in effect.
2. Canopy lights shall not exceed 25 footcandles and shall be fully non-surface-mounted or recessed per Sec. 17.0509(b)(1)(j).
3. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:39 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

1-18-23 _____
Date

DRAFT



Recent Common Council Actions

January 17, 2023

ITEM: 4

DATE: February 14, 2023

- **APPROVED** – Ordinance No. 3064, amending the Conditions and Restrictions in Ordinance No. 3037, for a physical and occupational therapy clinic, a behavioral treatment services clinic, indoor recreation facilities, outdoor recreation facilities, a private emergency services facility, and an animal training/therapy facility on the property at 140 E. Rawson Ave. (1st District).
- **APPROVED** a contract for design of the first phase of the Drexel Avenue Streetscape improvements to GRAEF for a total of \$165,000 (1st & 2nd Districts).

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Senior Planner



Recent Board of Housing and Zoning
Appeals Actions
February 6, 2023

ITEM: 5

DATE: February 14, 2023

- **DENIED** – Case No. 22-0003, a request by John Klein, 10372 S. Monardy Ln. (4th Aldermanic District), for a variance from Section 17.0414-(d)(2), which states, in part:

“An accessory structure shall not exceed one hundred (100) square feet on residential lots...”

The appellant requested relief from the above Code Section to allow the reconstruction of a 224 square-foot freestanding gazebo. Following extensive deliberation, the Board of Zoning Appeals denied the appeal.

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Senior Planner



PLAN COMMISSION REPORT

Proposal: Master Sign Plan Review

Description: Review a proposed Master Sign Plan for the existing multitenant industrial building at 10501 S. Oakview Pkwy.

Applicant(s): Bob Schmitt, Mygrant Glass

Address(es): 10501 S. Oakview Pkwy. (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the Master Sign Plan submitted by Bob Schmitt, Mygrant Glass, for the multitenant industrial building on the property located at 10501 S. Oakview Pkwy. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the monument sign base is revised to meet Code requirements for width and materials.
3. That permits are issued for signs prior to installation. The Master Sign Plan shall become null and void if sign permits associated with all signs included in the Master Sign Plan have not been issued within 12 months of the date of approval (February 14, 2024 **UNLESS OTHERWISE DETERMINED BY THE PLAN COMMISSION**).
4. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Owner(s): MYGRANT LIVING TRUST

Tax Key(s): 955-1035-000

Lot Size(s): 7.115 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Applicant is requesting approval of a Master Sign Plan for the existing multitenant industrial building on the property at 10501 S. Oakview Pkwy. Plan Commissioners may recall that a Master Sign Plan was required as a condition of approval from the May 11, 2021 Site and Building Plan Review.

Signs are required to comply with applicable Sections of the Zoning Code per the OakView Business Park PUD. Per the proposal, the future tenants will be allowed to have one (1) channel letter wall sign on the north elevation, and the primary tenant (Mygrant Glass) will be allowed to have one (1) wall sign on the south elevation and one (1) wall sign on the east elevation. A “possible additional tenant signage area” is identified on the east elevation north of the primary tenant wall sign. It is unclear whether this is intended to be a second wall sign on the east elevation for the primary tenant or future tenant, however.

Wall signs are limited by Sec. 17.0604 to a maximum of 10% of the face of the wall on which it is placed. As proposed, each wall sign will be limited to a maximum of 250 square feet in conformance with Code. The number of wall signs allowed for a multitenant building is at the discretion of the Plan Commission as part of the Master Sign Plan review. Although the Code allows for illuminated wall signs, the landowner does not currently wish to allow for such in this proposed Master Sign Plan. Should future tenants wish to have illuminated signs, the Master Sign Plan must first be revised.

Lastly, one (1) 12’ 9” x 7’ 10” monument sign is proposed on the east side of the property. The location, outside of easements and a minimum of 10 feet from the property line/public right-of-way, meets all setback requirements. The approved landscape plan for this development included plantings around the future monument sign. The following require revision or specific Plan Commission approval:

- Sign Base Width – Per Sec. 17.0604(c)(6), monument sign bases must “extend horizontally from the sign face a minimum of 10% and a maximum of 25% of the width of the sign face.”

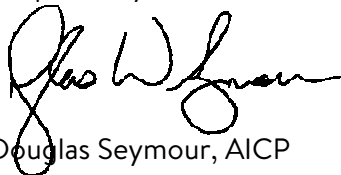
As proposed, the monument sign base is the same width as the sign face (all elements are 12’ 9” in width).

- Sign Base Materials - Per Sec. 17.0604(c)(6), materials must be “traditional, time and weather tested...including masonry, stone, or similar high-quality...in keeping with the materials and design of the principal building on the lot.”

As proposed, the monument sign base is a fabricated, painted aluminum panel with no masonry or other materials.

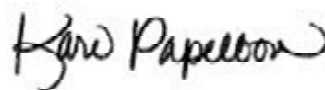
Options/Alternatives: The Plan Commission has the discretion to approve plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

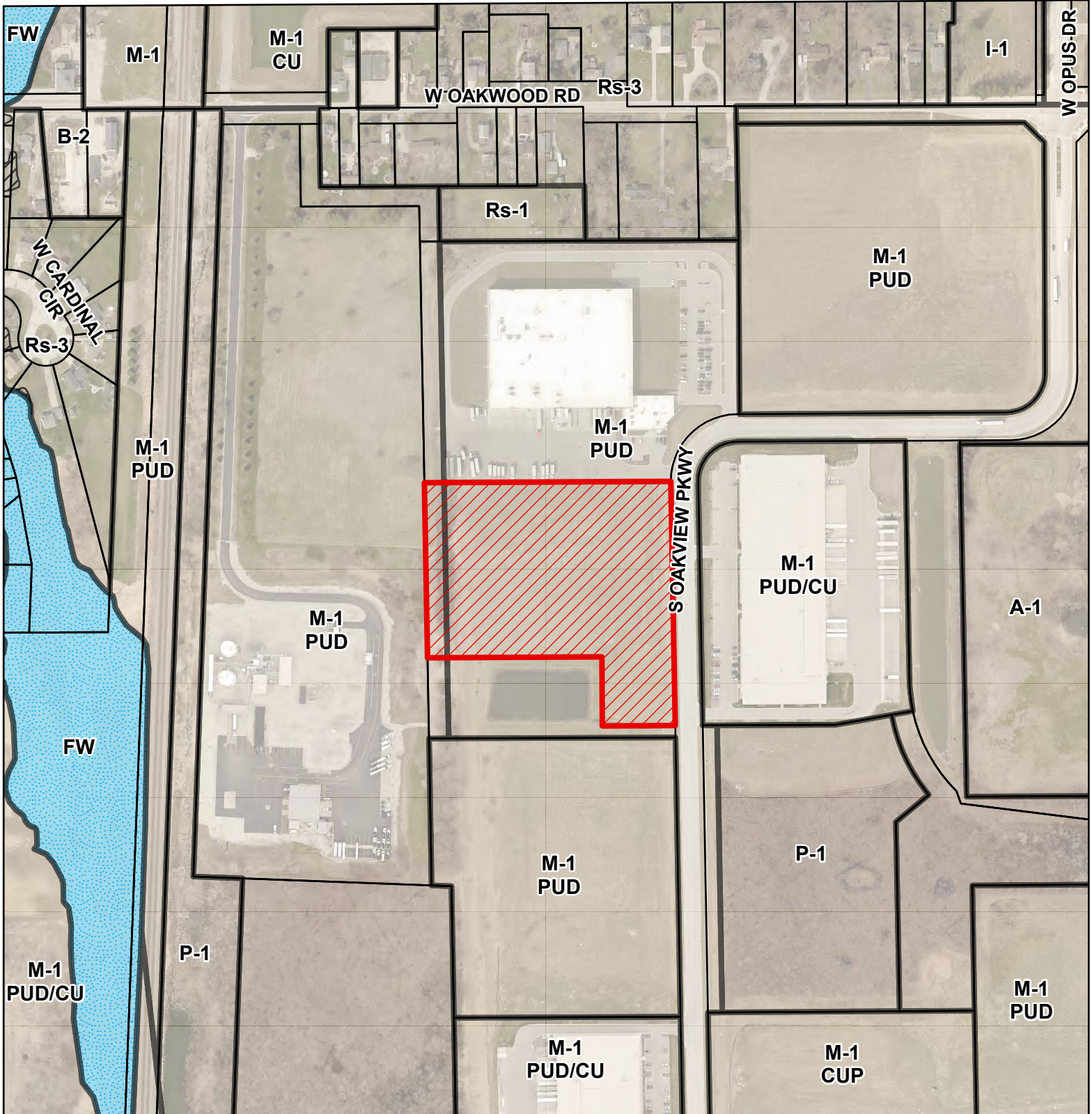
Location Map

Sec. 17.0609 (1 page)

Proposed Sign Locations and Graphics (3 pages)

LOCATION MAP

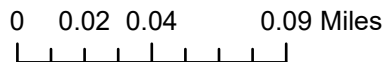
10501 S. Oakview Pkwy.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development



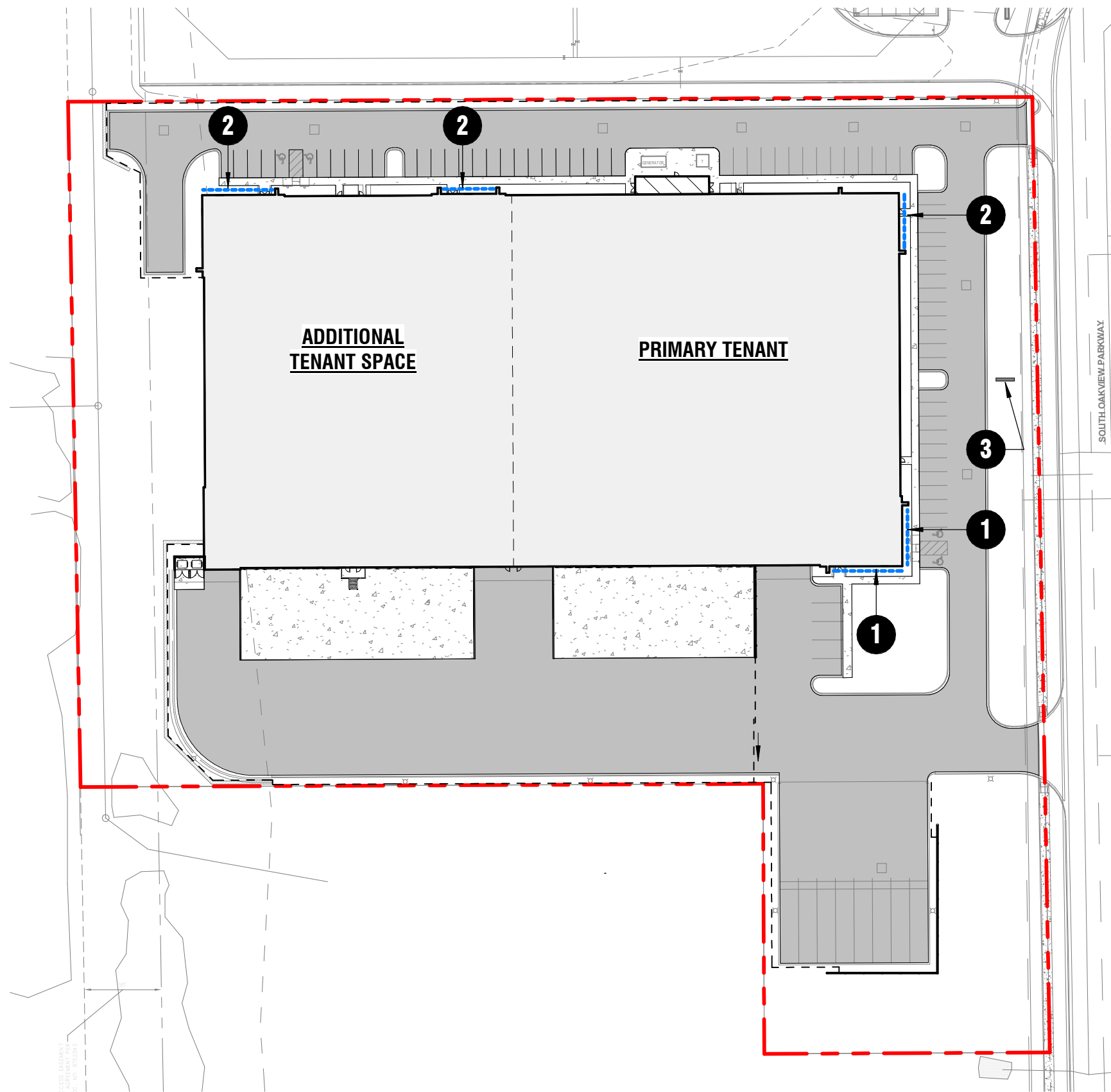
Legend

-  Zoning
-  Official Map
-  Floodway
-  Flood Fringe
-  10501 S. Oakview Pkwy.

§ 17-0609. Planned sign program.

- (a) Intent. The intent of the planned sign program is to set forth a theme as to the placement, lettering style, color, materials, mounting method and other related design considerations of signs.
- (b) Applicability. Any building or development with more than two tenants shall be required to establish a City of Oak Creek planned sign program prior to the issuance of any sign permits. After the approval of a planned sign program, no sign shall be erected, placed or maintained except in conformance with the planned sign program.
- (c) Application. When a planned sign program is required, such program shall be submitted on a form established by the Community Development Director or their designee, along with a nonrefundable fee as set forth in a resolution adopted by the Common Council. The application shall contain the following information as well as all other information required by the Community Development Director or their designee to ensure compliance with the planned sign program review criteria.
 - (1) Name, address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the planned sign program shall apply.
 - (2) Name of person, firm, corporation, or association developing the planned sign program.
 - (3) Written consent of the owner or lessee of the building, structure, or land to which the proposed planned sign program is applicable.
 - (4) Scale drawing of all signs included in the planned sign program indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than 1/8 inch equals one foot and shall be prepared, signed and sealed by a registered professional engineer when required by the Building Commissioner or a designee.
 - (5) A scale drawing indicating the location and position of all signs included in the planned sign program in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one inch equals 50 feet.
- (d) Planned sign program review criteria. Only individual tenants with their own exterior entrance shall be permitted one wall sign. The Plan Commission may permit end cap tenants in multitenant buildings an additional wall sign if it fits in with the architectural design of the building. Individual tenants in buildings and developments with internal entrances only shall not be permitted a wall sign. One wall sign shall be permitted. The area of wall signs within a planned sign program shall not exceed the amount permitted per district as detailed in § 17-0604.
- (e) Review and action by the plan commission. All planned sign programs shall be reviewed and approved by the Plan Commission.

- (f) Expiration and lapse of approval. A planned sign program shall become null and void, if sign permits associated with all signs included in the planned sign program have not been issued within 12 months of the date of planned sign program approval.
- (g) Appeals. Appeals of planned sign programs denied by the Plan Commission shall be taken to the Circuit Court within 30 days of the date the interpretation was rendered.



KEY NOTES

- 1** PRIMARY TENANT SIGN AREA
- 2** POSSIBLE ADDITIONAL TENANT SIGNAGE AREA
- 3** FUTURE MULTI-TENANT MONUMENT SIGN

LESSEE SIGN SPECIFICATIONS

WALL SIGN

- LETTERING: 12" MAX projection from wall
Box signs not permitted
- OVERALL SIZE: 250 square feet MAX
- LETTER STYLE: Match tenant logo OR Helvetica Medium (uppercase)
- MATERIAL: Powder coated aluminum OR 1" thick foam
Illuminated signs not allowed per landlord
- COLOR: Per tenant
- MOUNTING METHOD: Stand-Offs or direct-apply to wall surface

LESSEE SIGN SPECIFICATIONS

MONUMENT SIGN

- LETTER HEIGHT: 8" Standard
- LOGO: Logo area shall be 3' x 8'
- LETTER STYLE: Helvetica Medium (Uppercase Only)
- MATERIAL: 1" Thick Foam
1/8" Black Plexiglass
- COLOR: Foam returns to be painted to match sign facade
- MOUNTING METHOD: Apply letters directly to sign facade with silicone adhesive or equivalent
- DESIGN STANDARDS: See attached

SIGN CRITERIA - SITE PLAN

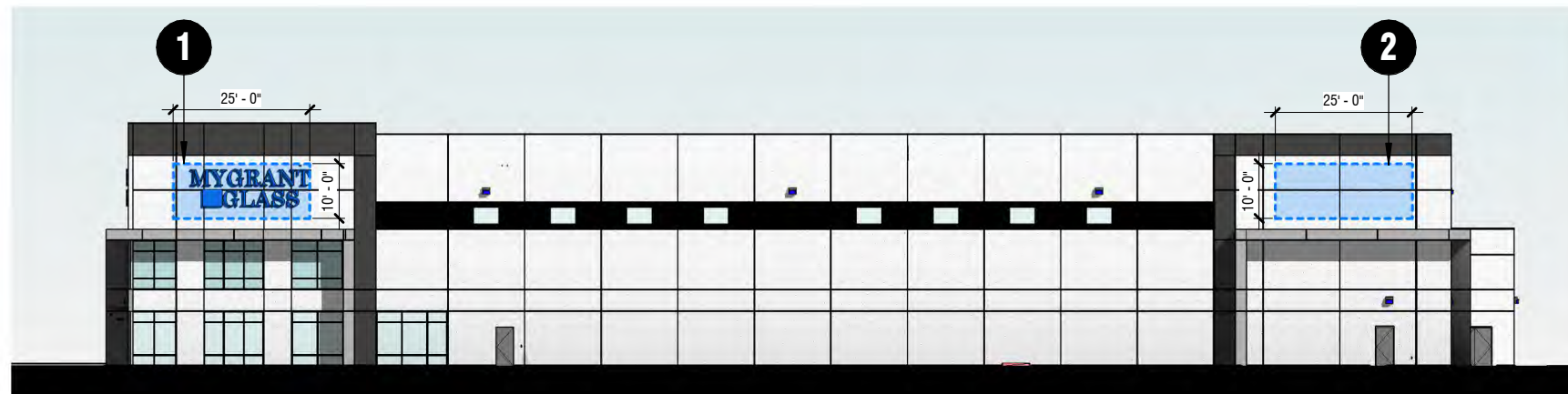
MYGRANT GLASS INDUSTRIAL | 10501 S. OAKVIEW PARKWAY OAK CREEK, WI 53154
1/31/2023



1 | SIGN CRITERIA - NORTH ELEVATION
1/32" = 1'-0"



2 | SIGN CRITERIA - SOUTH ELEVATION
1/32" = 1'-0"



3 | SIGN CRITERIA - EAST ELEVATION
1/32" = 1'-0"

LESSEE SIGN SPECIFICATIONS

WALL SIGN

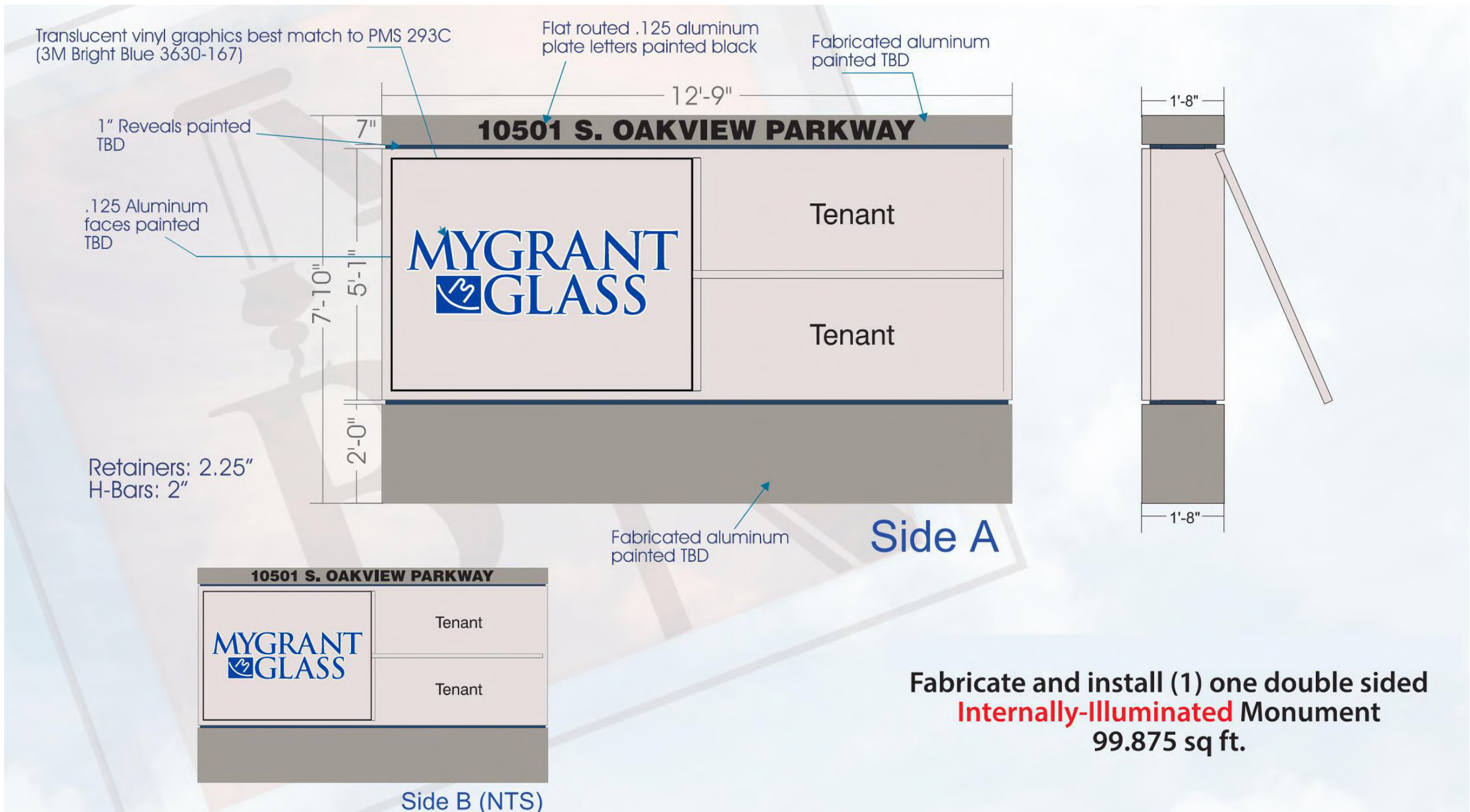
LETTERING:	12" MAX projection from wall Box signs not permitted
OVERALL SIZE:	250 square feet MAX
LETTER STYLE:	Match tenant logo OR Helvetica Medium (uppercase)
MATERIAL:	Powder coated aluminum OR 1" thick foam Illuminated signs not allowed per landlord
COLOR:	Per tenant
MOUNTING METHOD:	Stand-Offs or direct-apply to wall surface

KEY NOTES

- 1** PRIMARY TENANT SIGN AREA
- 2** POSSIBLE ADDITIONAL TENANT SIGNAGE AREA

SIGN CRITERIA - BUILDING ELEVATIONS

MYGRANT GLASS INDUSTRIAL | 10501 S. OAKVIEW PARKWAY OAK CREEK, WI 53154
1/31/2023



LESSEE SIGN SPECIFICATIONS

MONUMENT SIGN DESIGN STANDARDS

THE MONUMENT SHALL BE A DOUBLE-SIDED, INTERNALLY ILLUMINATED SIGN NO GREATER THAN 100 SQUARE FEET IN SIZE.

IT SHALL BE CONSTRUCTED OF SIMILAR MATERIALS AND CONFIGURATION TO THE EXAMPLE SHOWN ABOVE.

SIGN CRITERIA - MONUMENT SIGN

MYGRANT GLASS INDUSTRIAL | 10501 S. OAKVIEW PARKWAY OAK CREEK, WI 53154
01/31/2023



PLAN COMMISSION REPORT

Proposal: Plan Review – Hand & Stone

Description: Site and building plan review for a proposed building modification to change the clear glazing of the north windows to opaque with a graphic covering.

Applicant(s): Sean Phelan, DTS Mixed Use, LLC

Address(es): 7978 S. Main St. (Tenant Address: 7956 S. Main St.; 2nd Aldermanic District)

Suggested Motion: Please see the staff report below for condition requirements when considering the following motion.

That the Plan Commission approves the site and building plans submitted by Sean Phelan, DTS Mixed Use, LLC, for exterior building modifications on the north elevation of the tenant space at 7956 S. Main St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the **(SPECIFY approved graphic)** is approved.
3. That a maximum of 250 square feet **(OR dimension determined by the Plan Commission)** of the windows on the north elevation in the location depicted on the approved plan.
4. That the approved graphic is installed on the interior of the tenant space.
5. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): DTS MIXED USE LLC/WESTBROOK MGMT

Tax Key(s): 813-9050-000

Lot Size(s): 1.547 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Mixed Use
Plan:

Background:

The Applicant is requesting Site and Building Plan approval for a proposed building modification on the property at 7978 S. Main St. Hand & Stone, a massage and facial spa, will be occupying the northwest corner tenant space at 7956 S. Main St., and are requesting that a majority (250 sf) of the windows on the north elevation be covered by an opaque window graphic.

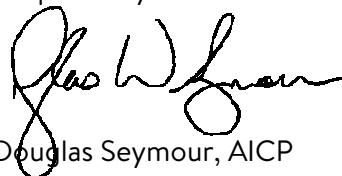
This property is subject to the DTSMUPDD General Development Plan and Regulating Plan, which requires clear glazing zones along street frontages of buildings. Specifically, “tinted glazing and opaque glass panels are prohibited except as accents.” Commercial first floor clear glazing is required at a minimum of 40%, although the existing design and glazing percentages of the building were approved in 2015.

Review of the proposal to modify the clear glazing through the use of an opaque covering as a Site and Building Plan review rather than as a Sign Appeal is consistent with similar requests for Gigi’s Cupcakes and Bel Air Cantina in 2017. In each of those cases, the proposed opaque window coverings were requested to screen interior “back-of-house operations.” However, the difference in the Hand & Stone request is the location – on a prominent street corner facing a proposed future public space immediately north of the tenant space (south of the UWCU building under construction). The Gigi’s Cupcakes and Bel Air Cantina reviews were for windows facing interior parking lots. As was stated in the staff reports for each of those reviews, it is the Plan Commission’s discretion to determine whether a reduction in the commercial first floor clear glazing requirement is appropriate for this tenant space and/or building.

Several options for the window covering are included with this report for consideration. Should the Plan Commission wish to approve the covering, staff recommend that it be a relatively generic image so as not to be construed as advertising. This is due to the proximity to the aforementioned future public space. The allowed graphic, including the maximum allowed square footage and requirement for installation on the interior of the tenant space, must be specified in any approval motion.

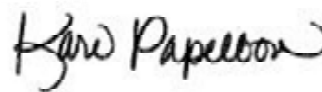
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

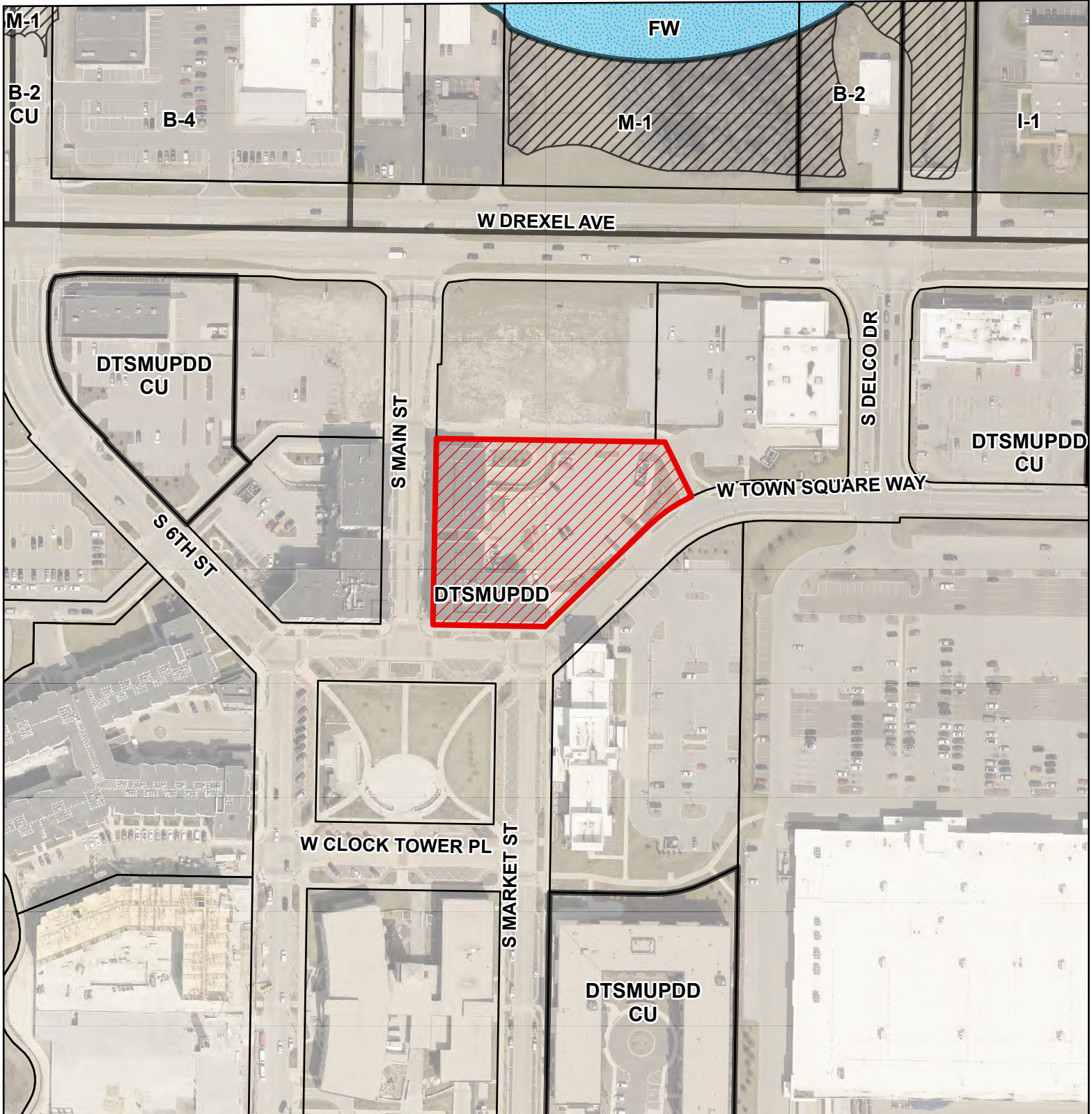
Location Map

Narrative (1 page)

Site Plan, Proposed Elevations, and Alternative Graphic Options (5 pages)

LOCATION MAP

7978 S. Main St. (Tenant Address: 7956 S. Main St.)



This map is not a survey of the actual boundary of any property this map depicts.



Community Development

0 0.01 0.03 0.05 Miles



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- Subject Property



Planning Commission Narrative

Summary – Glass Vinyl, Hand & Stone

Vinyl applied to the windows cannot cause more than 10% of the window to be opaque, and one (1) eye level sign/graphic is allowed per 12 linear feet of entry facade per the PUD and the approved Master Sign Criteria. Therefore, the window coverings must go before the Plan Commission as part of Site and Building Plan Review per my previous email.

Proposal

Apply digitally printed vinyl to the Side Elevation of the building (applied to glass 1st Surface). Nine windows of vinyl to be applied. Square footage is 250 SF. The branding has been removed from all the vinyl.



Hand & Stone

Oak Creek, WI

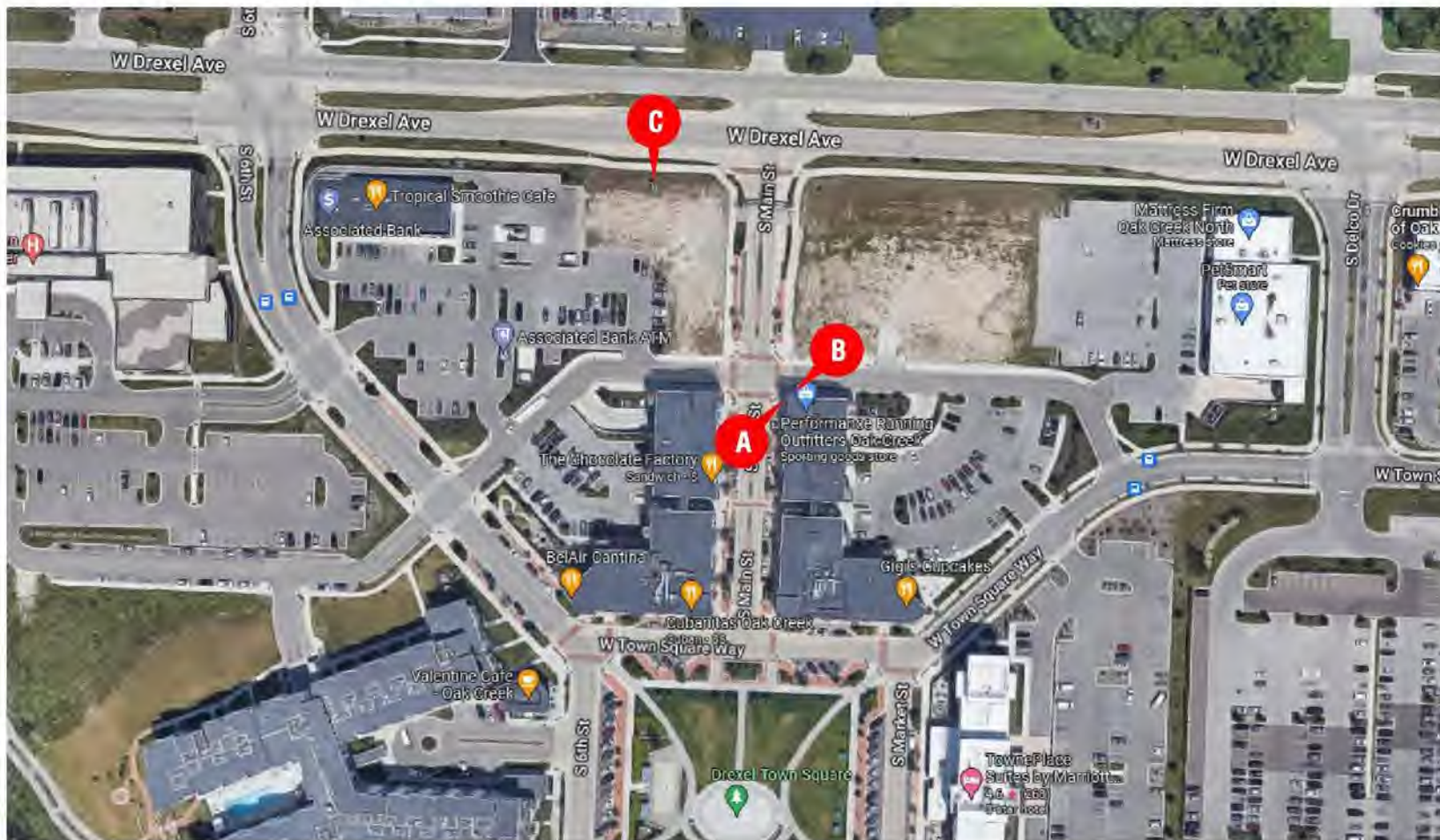
SR

3

01/16/2023

Site Plan

- A. ENTRANCE ELEVATION
- B. SIDE ELEVATION
- C. DOUBLE-SIDED PYLON



PROJECT ADDRESS

7956 S. Main Street
Oak Creek, WI 53154

FILE NAME

Hand & Stone_Oak Creek, WI

ACCOUNT REP.

Veronica W.
631-446-1121

DESIGNER

Kaitlyn P.

COMMENTS



ELECTRICAL REQUIREMENTS
 (1) CIRCUIT
 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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 631-446-1121
 435 Brook Ave. Deer Park, NY 11729

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

LANDLORD:

SIGNATURE: _____

DATE: ____ / ____ / ____

SIGNATURE: _____

DATE: ____ / ____ / ____

Hand & Stone

Oak Creek, WI

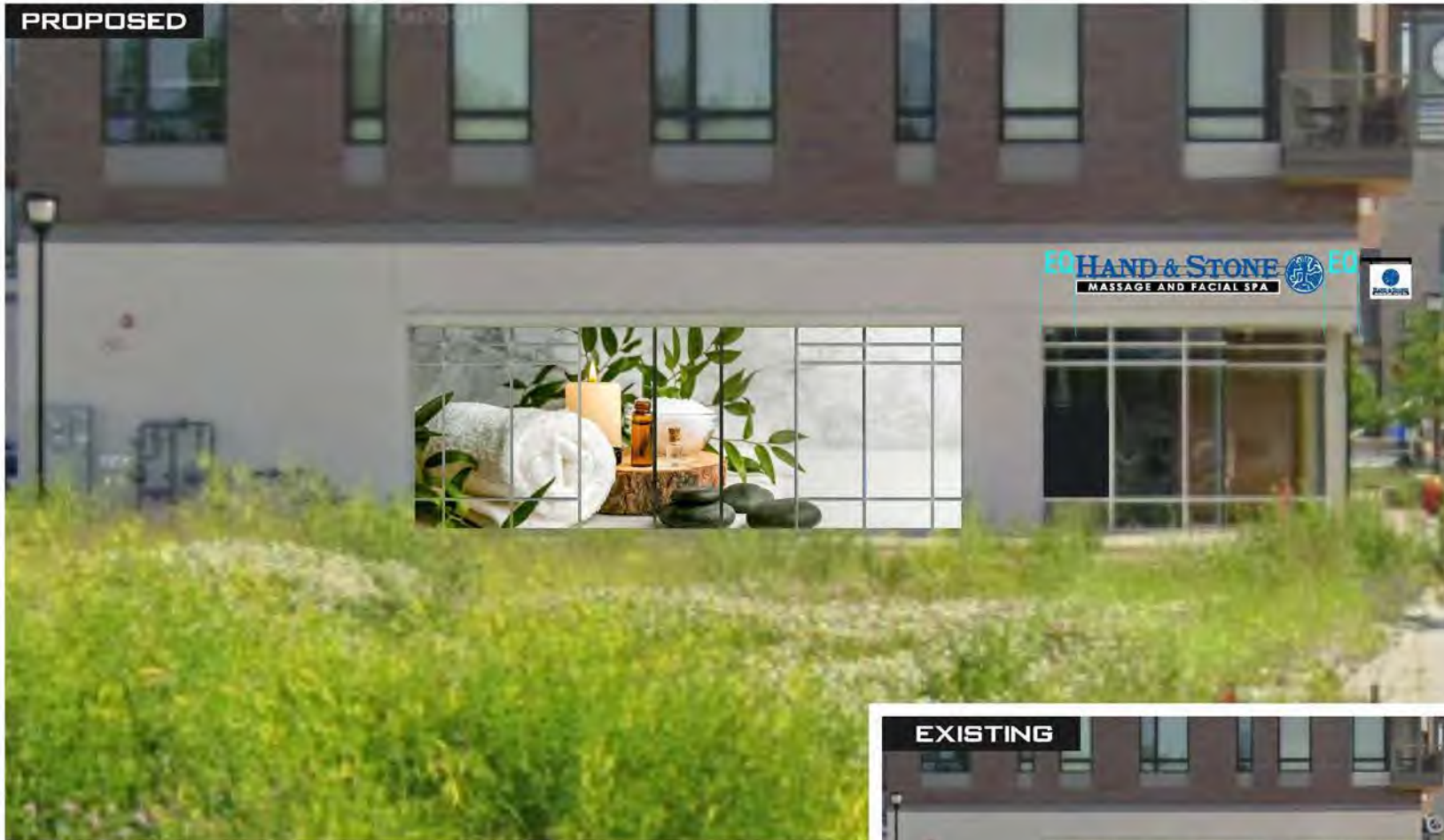
SR

3

01/16/2023

B Side Elevation

PROPOSED



EXISTING



PROJECT ADDRESS

7956 S. Main Street
Oak Creek, WI 53154

FILE NAME

Hand & Stone_Oak Creek, WI

ACCOUNT REP.

Veronica W.
631-446-1121

DESIGNER

Kaitlyn P.

COMMENTS



ELECTRICAL REQUIREMENTS
 (1) CIRCUIT
 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION
BY CUSTOMER

ATTENTION

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CLIENT:

LANDLORD:

SIGNATURE: _____

DATE: ____/____/____

SIGNATURE: _____

DATE: ____/____/____

Hand & Stone

Oak Creek, WI

SR

3

01/16/2023

B3 Side Elevation - Window Vinyl

TOTAL 250 SF, QTY. 1



VINYL:



Digital Print
Concept 221

Applied to Glass
1st Surface

PROPOSED



ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION
BY CUSTOMER

ATTENTION

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CLIENT:

LANDLORD:

SIGNATURE:

DATE:

SIGNATURE:

DATE:

OPTION F



OPTION H



OPTION B



OPTION D





PLAN COMMISSION REPORT

Proposal: Plan Review – Multitenant Industrial Building

Description: Site, building, and related plan review for revisions to a proposed multitenant speculative industrial building.

Applicant(s): Caitlin LaJoie, Briohn Building Corporation

Address(es): 7433 S. 10th St. & 7300 S. 13th St. (portions) (1st Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Caitlin LaJoie, Briohn Building Corporation, for a multitenant industrial building on portions of the properties at 7433 S. 10th St. & 7300 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from the November 22, 2022 approval remain in effect.
3. That all plans are revised to match and incorporate staff comments.
4. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): Corporate Square LLC/Stone Fox Investment LLC, C/O ENER-CON Prop LLC & Bast Holdings, LLC

Tax Key(s): 764-9011-000 & 764-9075-000 (portions)

Lot Size(s): 8.3464 ac (CSM to be recorded)

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial & Industrial

Background:

At the November 22, 2022 meeting, the Plan Commission conditionally approved the plans for a proposed multitenant speculative industrial building on portions of the properties at 7433 S. 10th St. & 7300 S. 13th St. The staff report for that review included a concern for the fact that a Wisconsin Department of Natural Resources (WI DNR) wetland fill permit had not yet been issued for the project. While the permit has now been issued, substantive revisions to the plans were required that now require Plan Commission review and approval prior to permitting. Revisions include:

- Reduced wetland fills on the north.
- Slight relocation of the building south.
- Reduced pavement and parking area on the northeast. Parking for the site is now shown at 128 stalls versus 132 in previous plans. Loading area doors on the north were reduced to a total of 11 total versus 14 in previous plans. The trash enclosure on the north was relocated to the parking area.
- Addition of a “no parking” area on the south side of the north loading area per Fire Department requirements.
- Addition of retaining walls on the north.
- Updated floor plans provided.

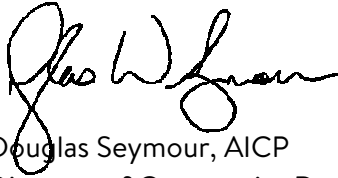
Following the submission of staff comments a few of the plan sheets received further revisions. However, those revisions did not carry through the remaining plans. All plans will be required to match prior to submission of permit applications. Staff also noticed that the floor plans include a location identified for a “tank/pit area” with no further detail. This must be clarified to determine compliance with all Fire and Zoning Code requirements. Lastly, staff still have the same comments previously mentioned regarding the landscape and tree preservation and replacement plans:

- Several trees along the east property line identified for removal may not be located entirely on the development parcel. If the trees are to be removed, they must be verified as being on the development parcel or there must be a signed agreement with the property owner to the east detailing the removal and restoration plan.
- The Tree Inventory identifies 21 trees in “good” condition meeting the criteria for replacement per Code. However, considering the 20 trees fully contained on the development parcel, Code requires a minimum replacement of 3:1, or 60 trees. Plans indicate that 27 trees will be replaced and 27 trees will be planted to account for the removed trees. Therefore, the replacement plan is short by six (6) trees.
- Landscape plans have been revised to include labels and planting heights at installation. Further revisions will be required for Code compliance, including the requirement for all parking lot screening materials to be installed at a minimum height of three (3) feet, islands to have a minimum soil depth of 36 inches, and for ground-mounted mechanical units to be screened such that a maximum of 20% is visible through the screening materials.

Staff have revised the suggested conditions of approval to reflect the revisions received to-date, and to incorporate outstanding items still required.

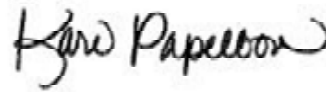
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

Site Plan Conditionally Approved 11-22-22 (1 page)

Narrative Response (3 pages)

Revised Plans

T1.1, Title Sheet (1 page)

T1.2-T1.3, Exterior Renderings (2 pages)

CS-1, Tree Inventory (1 page)

C1.0 – C5.2, Civil Plans (10 pages)

L1.0 – L2.0, Landscape Plans (4 pages)

A0.1, Architectural Site Plan (1 page)

A1.0 – A1.3, Floor Plans (3 pages)

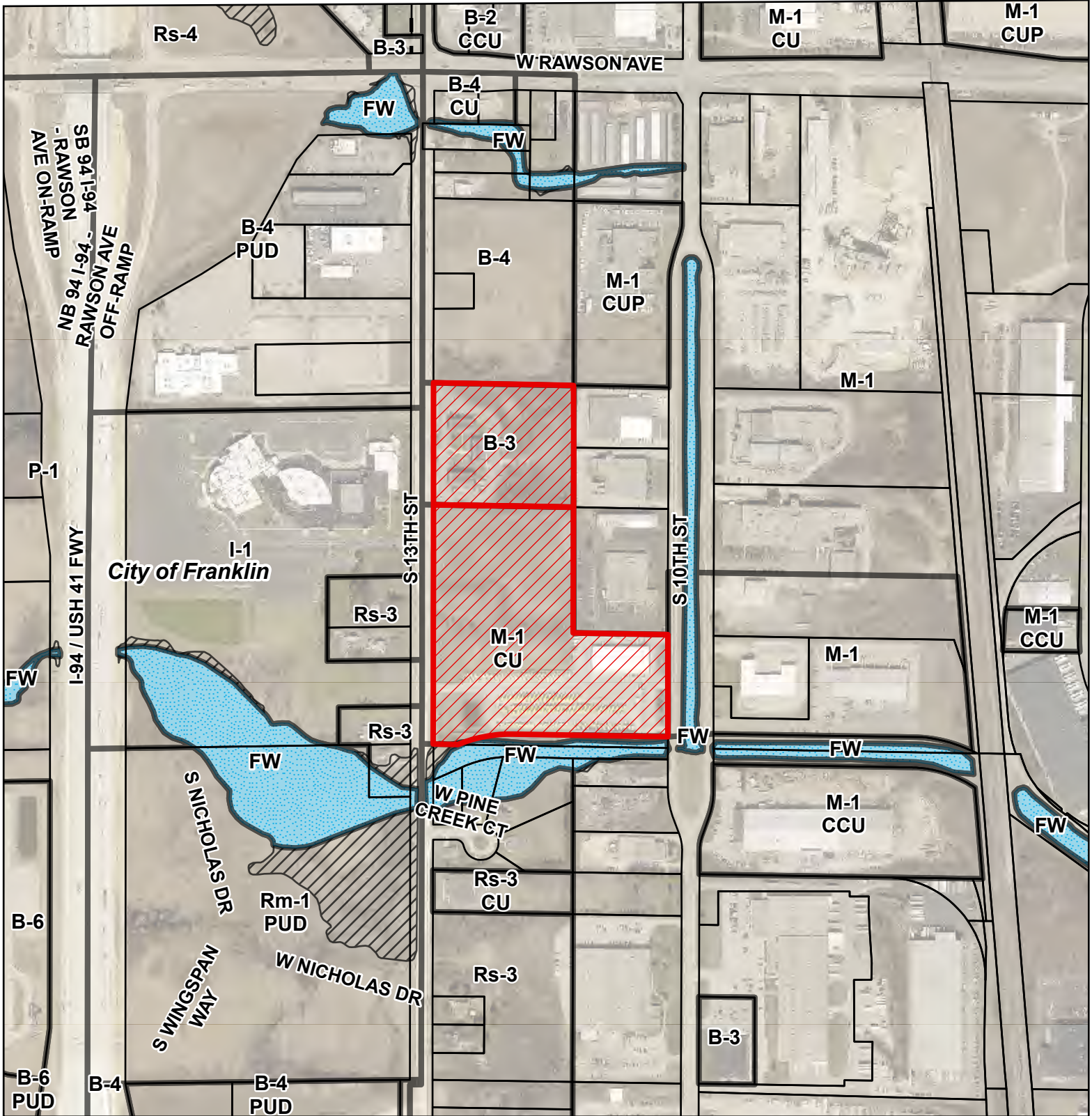
A4.1, Roof Plan (1 page)

A5.1, Elevations (1 page)

E-1.0 – E2.0, Lighting Plans (2 pages)

LOCATION MAP

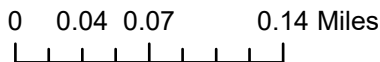
7433 S. 10th St. & 7300 S. 13th St.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development

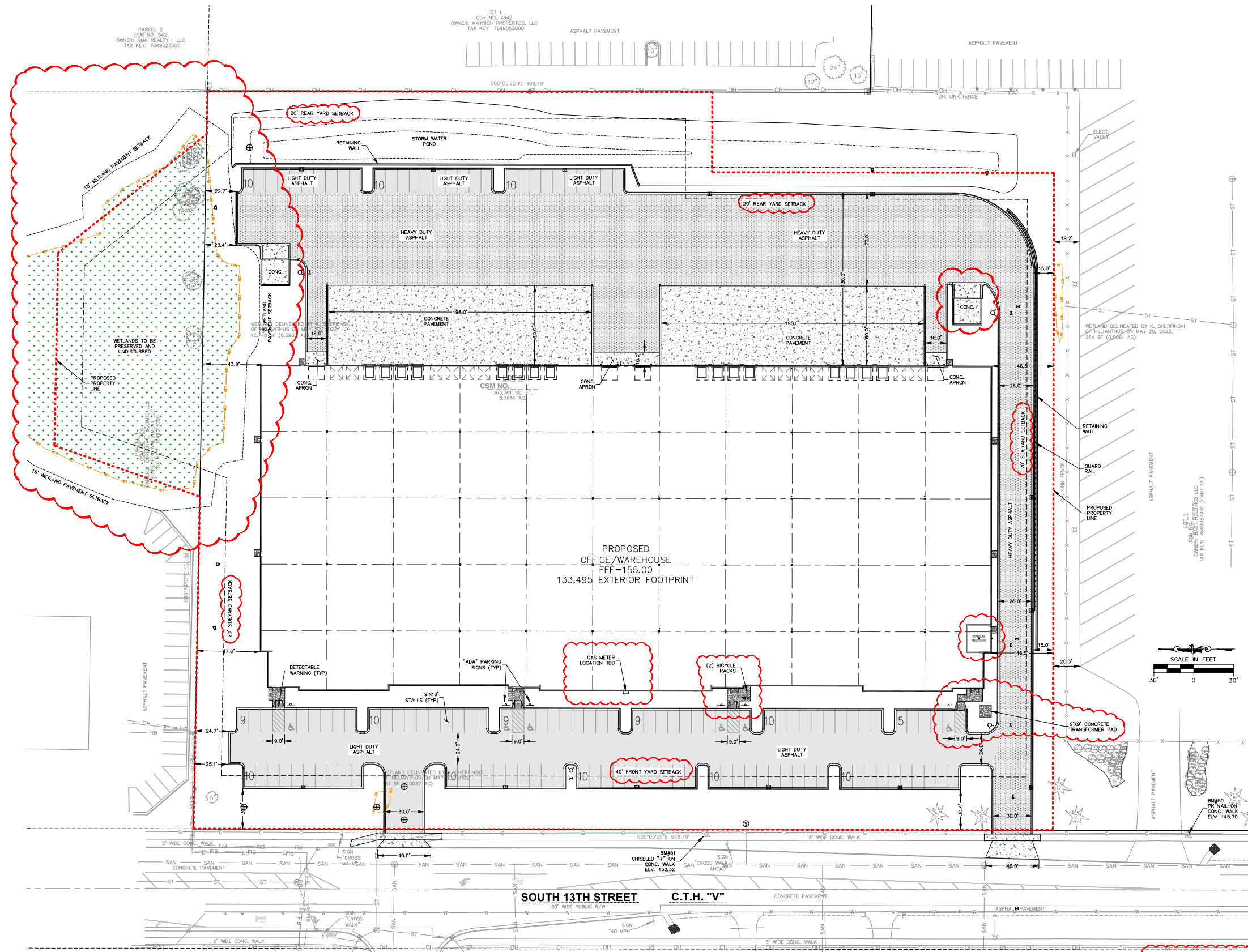


Legend

-  Zoning
-  Official Map
-  Floodway
-  Flood Fringe
-  Subject Properties

PARCEL 2
CSM NO. 7842
OWNER: OAK REALTY II LLC
TAX KEY: 7649023000

LOT 1
CSM NO. 7842
OWNER: KAYTRIX PROPERTIES, LLC
TAX KEY: 7649033000



GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIALS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE. CONTRACTOR SHALL ACCOUNT FOR CONDITIONS THAT AFFECT OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCY/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL AT HIS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS PROJECT, AND "DIGGERS HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC. PERMIT REGULATIONS AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "TREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY [LIMITED]."

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, APRON DRIVE-IN ENTRANCE, TRASH PAD)	8" CONCRETE W/ MESH REINFORCEMENT 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
HEAVY DUTY ASPHALT PAVEMENT	4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE) LOWER LAYER (3" BINDER, 4LT 58.28 S) UPPER LAYER (1.5" SURFACE, 5LT 58.28 S) 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
LIGHT DUTY ASPHALT PAVEMENT	3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE) LOWER LAYER (1.5" BINDER, 4LT 58.28 S) UPPER LAYER (1.5" SURFACE, 5LT 58.28 S) 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
CONCRETE SIDEWALK AND SToops	4" CONCRETE 6" CRUSHED AGGREGATE BASE COURSE CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES."
- CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2008. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND

⊙	SANITARY SEWER MANHOLE	- SAN	SANITARY SEWER
⊙	STORM MANHOLE	- W	WATER MAIN
⊙	CATCH BASIN ROUND	- ST	STORM SEWER
⊙	CATCH BASIN SQUARE	- RD	ROOF DRAIN
⊙	FIRE HYDRANT	- C	UNDERGROUND GAS
⊙	WATER VALVE	- E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	- T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	- FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	- OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	- SF	SILT FENCE
⊙	SIGN	☉	CONIFEROUS TREE
⊙	POWER POLE	☉	DECIDUOUS TREE
⊙	GUY WIRE		

PARKING STALLS	126	PRE-DEVELOPMENT (PROPERTY LIMITS):	
STANDARD STALLS	126	PERVIOUS - 363,569 SF (100.0% GREEN SPACE)	
ACCESSIBLE STALLS	6	IMPERVIOUS - 0 SF	
TOTAL STALLS	132	POST-DEVELOPMENT (PROPERTY LIMITS):	
LOADING DOCKS	16	PERVIOUS - 109,068 SF (30.0% GREEN SPACE)	
PROPOSED LOADING DOCKS	16	IMPERVIOUS - 254,501 SF (133,945 SF BUILDING)	
FUTURE LOADING DOCKS	12		
TOTAL LOADING DOCKS	28	*BASED ON PROPOSED LAND DIVISION	



SITE DIMENSION AND PAVEMENT ID PLAN

NEW BUILDING FOR: OAK CREEK PARTNERS OAK CREEK, WI

DATE:	11/17/2022	REVISIONS TO OAK CREEK PARTNERS COMMISSION COMMENTS
JOB:	3409	
DRAWN:	JJS	
CHECKED:	RWJ	
DATE:	08-16-2022	
SHEET:	C2.0	

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
www.DiggersHotline.com

JSD
MILWAUKEE REGIONAL OFFICE
2028 N 9160 BUSSE ROAD, SUITE 100
WALWADESA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO. 22-11484
JSD PROJ. MGR. 2008



Wednesday, February 8, 2023

City of Oak Creek – Community Development Department
c/o Kari Papelbon
8040 S. 6th Street
Oak Creek, WI 53154

Via: Email (kpaperbon@oakcreekwi.org)

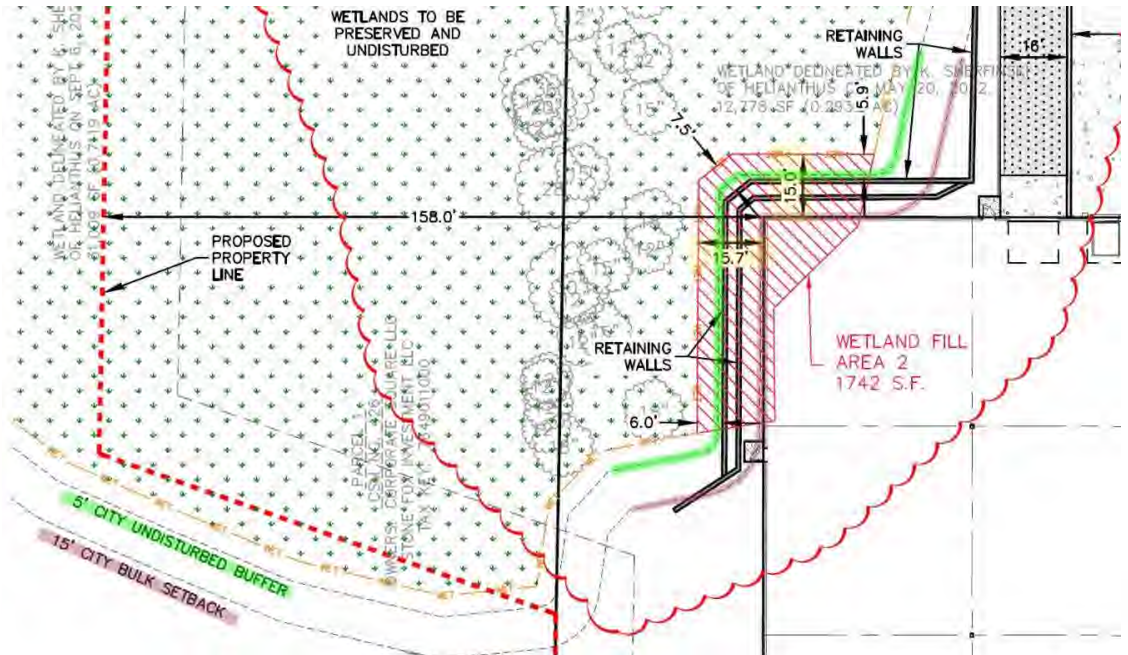
RE: 13th Street Industrial Building Plan Review Response

Dear Ms. Papelbon:

Thank you for providing commentary on the above-mentioned project resubmittal dated 1/17/23. Please see RESPONSES in blue from Briohn Land Development, LLC (the “Developer”) and revised Sheets C2.0 and C2.2 in connection with the written responses.

1. The plans appear to cut off the wetland setback line on the northeast corner of the building.

RESPONSE: The 5’ City Undisturbed Buffer (green) and 15’ City Bulk Setback (pink) are identified on the plans submitted 1/17/23. In the area of question, the eastern building façade is 15’ off the wetland, thus the setback line work and building line work overlap.



DESIGN / BUILD CONSTRUCTION

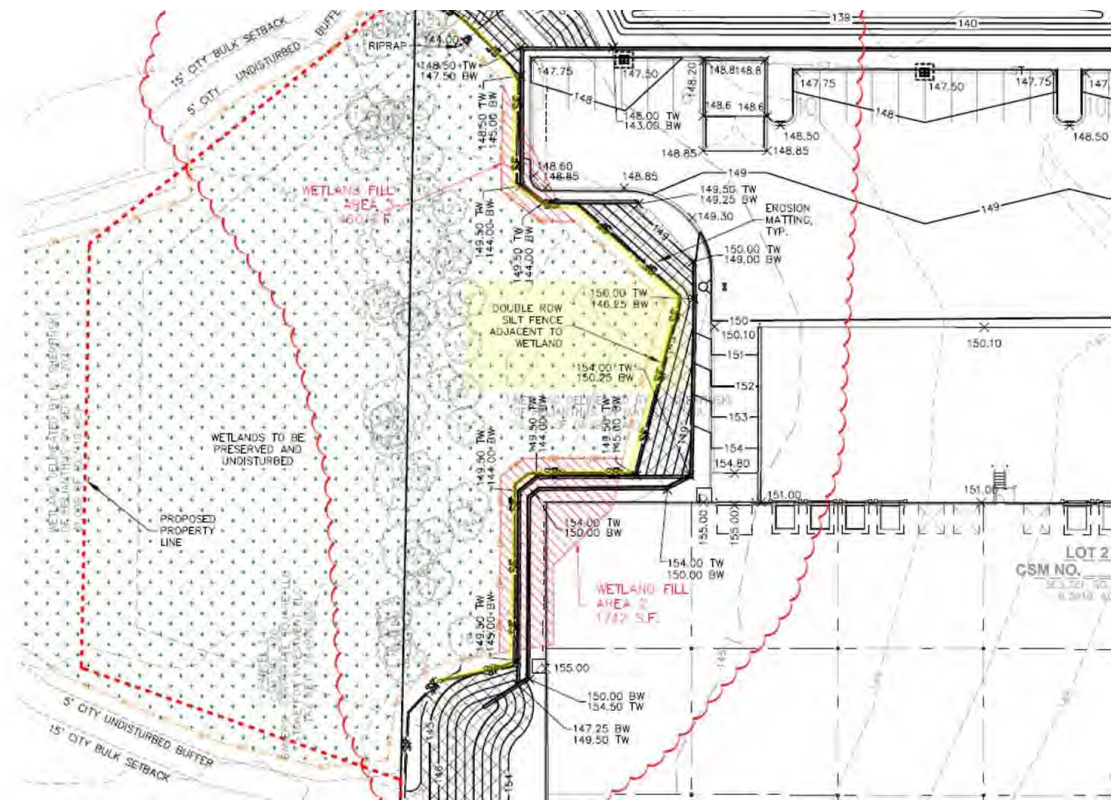
ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

- Although the wetland buffer is now shown on the plans, it appears that the proposed retaining walls will be in some cases only about 2 inches or 1 foot outside of the buffer. How will the installation of those retaining walls maintain the requirement for zero disturbance in the buffer?

RESPONSE: Per Sheet C3.1, a double row silt fence (yellow) will be staked and set at the 5' City Undisturbed Buffer, restricting the grading and wall contractors from entering the buffer area. The contractor will over excavate on the south side of the demising wall to allow for a safe working space opposite the wetlands. Over excavating is a common process in which the contractor excavates beyond the required depth, then back-fills the area with suitable soils. In this specific case, it will provide ample working space for the wall contractor to construct only from the south side to ensure all protected wetlands are avoided and undisturbed.



3. Additional comments from the Fire Department:
 - a. Please add striping for fire
RESPONSE: 20' wide "no parking" striping added on the south end of the northern dock area
 - b. Confirm grade difference between loading dock and overhead door
RESPONSE: Grades are 4' difference at the building, tapering to the east
 - c. Confirm there is no conflict with truck turn and dumpster
RESPONSE: Truck turn revised to avoid open trash enclosure gate. Trash enclosure gate will be closed at all times, except when in use.
 - d. Confirm width of heavy-duty asphalt drive-in dock drive
RESPONSE: Drive-in dock drive is 16' wide.
 - e. Revise plan depicting fire truck tee-turn-around
RESPONSE: The tee-turn-around in the northeast corner was revised to avoid use of the DID drive and 20' wide "no parking" striping added

Thank you for taking the time to review the submittal and provide feedback. We look forward to attending the Plan Commission meeting on 2/14/23.

Thank you,

Caitlin LaJoie | Director of Land Development
clajoie@briohn.com | 262-307-8792

PROPOSED NEW MULTI-TENANT BUILDING FOR:

OAK CREEK 13TH STREET

7444 S. 13TH STREET
OAK CREEK, WI 53089



1 VIEW OF NORTH WEST CORNER LOOKING EAST / SOUTH EAST
1/2" = 1'-0"

PLAN REVIEW & PERMIT SUBMITTAL SET
AUGUST 16, 2022 (ORIGINAL SUBMITTAL DATE)

JANUARY 17, 2023 (REVISED RESUBMITTAL DATE)

OWNER :
BRIOHN LAND DEVELOPMENT, LLC
NELSON WILLIAMS
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

GENERAL CONTRACTOR :
BRIOHN BUILDING CORPORATION
KYLE ROADT, PM
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :
BRIOHN DESIGN GROUP LLC
Domenic Ferrante, AIA
Christopher Wenzler, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:
BRIOHN DESIGN GROUP LLC
Kevin Jankowski, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC.
Rizal Iskandarsyah, P.E.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE
(262) 513-1232 FAX

LANDSCAPE DESIGNER:
JSD PROFESSIONAL SERVICES, INC.
Kristin Sherfinski
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE
(262) 513-1232 FAX



SITE LOCATION MAP
SCALE: N.T.S.

CODE CALCULATIONS AND ANALYSIS - SHELL BUILDING:

OCCUPANCY CALCULATION:

OCCUPANCY S-1 STORAGE (PRIMARY)
500 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
133,470 SQUARE FEET GROSS / 500 SQUARE FEET PER PERSON = 267 PEOPLE MAXIMUM

OCCUPANCY B BUSINESS (SECONDARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
0 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 0 PEOPLE MAXIMUM

OCCUPANCY F-1 FACTORY (SECONDARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
0 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 0 PEOPLE MAXIMUM

TOTAL OCCUPANCY = 267 PEOPLE MAXIMUM

PLUMBING FIXTURE CALCULATION:

BASED ON TOTAL OCCUPANCY = 222 PEOPLE MAXIMUM

PLUMBING FACILITIES TO BE ADDED AS NEEDED IN THE FUTURE TENANTS. ACTUAL PLUMBING CALCULATIONS PROVIDED IN THE CODE ANALYSIS FOR EACH TENANT.

PLUMBING FACILITIES TO BE CONFIRMED AND ADDED TO DESIGN ON THE DSPS PLAN REVIEW SUBMITTAL CONSTRUCTION DOCUMENTS. INITIAL EVALUATION ON SHEET A0.3

EXIT WIDTH REQUIRED AND EXIT ACCESS TRAVEL DISTANCE:

PER IBC TABLE 505.3.20 = 51 INCHES OR 32 INCHES EACH MINIMUM CLEAR X (2) EXITS
EXIT WIDTH PROVIDED (12) 36" WIDE DOORS X 34" = 432" WIDTH
TOTAL EXIT WIDTH PROVIDED OF 306" EXCEEDS REQUIRED EXIT WIDTH CALCULATED (51")
TOTAL NUMBER OF EXISTING EXITS PROVIDED (1)02 EXCEEDS THE NUMBER OF EXITS REQUIRED (2)
REFER TO SHEET A0.1 FOR ADDITIONAL INFORMATION

EXIT TRAVEL DISTANCE:
CURRENT TRAVEL DISTANCE TO EXITS ALONG EXIT EGRESS DOES NOT EXCEED CODE MAXIMUM OF 250 FEET. REFER TO EXITING DIAGRAM ON SHEET A1.0.

AREA AND HEIGHT LIMITATION CALCULATIONS:

PER IBC TABLE 504.3, 504.4 AND 504.2:
FOR OCCUPANCY GROUP F-1 WHICH IS MORE RESTRICTIVE THAN S-1 AND B (TYPE 2B CONSTRUCTION - WITH AUTOMATIC SPRINKLER INCREASE)
3 STORIES AND 15,500 S.F. ALLOWED FROM TABLE 503 WITH AUTOMATIC SPRINKLER SYSTEM INCREASE 15,500 + 46,500 = 62,000 S.F. MAXIMUM ALLOWED. (WITH FRONTAGE INCREASE) 73,625 S.F. MAXIMUM ALLOWED
THE ACTUAL OVERALL SIZE IS 157,488 S.F. AND 1 (ONE) STORY.
THE BUILDING AREA IS THEREFORE SUBMITTED UNDER THE CONSTRUCTION CLASSIFICATION TYPE 2B, UNLIMITED AREA BUILDING PER IBC 507.

BUILDING IS BELOW ALLOWABLE HEIGHT LIMIT OF 75 FEET. THE ACTUAL IS 33'-6" FEET MAXIMUM WHICH BELOW THE 75 FEET MAXIMUM HEIGHT ALLOWED PER TABLE 504.3

MULTIPLE OCCUPANCIES:

BUILDING DESIGN IS BASED ON NON-SEPARATED OCCUPANCIES PER IBC 508.3. THE ALLOWABLE AREA, STORY AND HEIGHT BELOW IS THE MORE RESTRICTIVE OCCUPANCY GROUP, WHICH IS F-1. REFER TO IBC TABLE 506.2

CONSTRUCTION CLASSIFICATION REQUIREMENTS:

PER IBC TABLE 601 AND TABLE 602:
TYPE IIB CONSTRUCTION:
PRIMARY STRUCTURAL FRAME "0" RATING REQUIRED
INTERIOR BEARING WALLS "0" RATING REQUIRED
EXTERIOR BEARING WALLS "0" RATING REQUIRED
(PER TABLE 602 > 30 FEET
NON-BEARING WALLS AND PARTITIONS "0" RATING REQUIRED
FLOOR CONSTRUCTION AND SECONDARY MEMBERS "0" RATING REQUIRED
ROOF CONSTRUCTION AND SECONDARY MEMBERS "0" RATING REQUIRED

BUILDING ENVELOPE REQUIREMENTS: PROPOSED TO USE PRESCRIPTIVE METHOD. PER SPS 363.0402 BUILDING ENVELOPE REQUIREMENTS. (1) OPAQUE ASSEMBLIES. SUBSTITUTE 2009 IBC TABLE 502.2 (1) PER SPS 343.5402 BUILDING ENVELOPE REQUIREMENTS. (1) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT. REFER TO SHEET AS.1 ARCHITECTURAL ELEVATIONS.

PROJECT INFORMATION:

CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015)
SPS 314 FIRE PREVENTION
SPS 316 ELECTRICAL
SPS 381-387 PLUMBING

OCCUPANCY: PRIMARY S-1 (MODERATE HAZARD STORAGE)
SECONDARY S-1 (TRUCK REPAIR GARAGE)
SECONDARY B (BUSINESS)

NOTE: F-1 (FACTORY) OCCUPANCY POTENTIALLY IN LIEU OF PORTIONS OF S-1 OCCUPANCY DEPENDING ON FUTURE TENANT USES)

CLASS OF CONSTRUCTION: TYPE 2B UNLIMITED AREA BUILDING PER IBC 507

SPRINKLER SYSTEM: NFPA 13 OVERALL:
ESFR FOR S-1 OCCUPANCY AREAS

FLOOR LEVELS: 1

NUMBER OF STORIES: 1

TOTAL SITE AREA: 464,095 SF, 10.654 ACRES

TOTAL BUILDING AREA: 133,499 SF

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

SHEET INDEX	
0 - GENERAL	
T1.1	TITLE SHEET
T1.2	EXTERIOR RENDERINGS
T1.3	EXTERIOR RENDERINGS
2 - SURVEY	
CS-1	EXISTING CONDITION SURVEY
3 - CIVIL	
C1.0	SITE DEMOLITION PLAN
C2.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.1	TRUCK TURNING EXHIBIT
C2.2	FIRE DEPARTMENT APPARATUS EXHIBIT
C3.0	SITE GRADING PLAN
C3.1	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN
C4.1	SIGNNOTES AND DETAILS
CS.1	SITE NOTES AND DETAILS
CS.2	MILWAUKEE CO. SITE NOTES AND DETAILS
4 - LANDSCAPE	
L1.0	SITE LANDSCAPE PLAN
L1.1	SITE LANDSCAPE PLAN SOUTH
L1.2	SITE LANDSCAPE PLAN NORTH
L2.0	SITE LANDSCAPE DETAILS & NOTES
5 - ARCHITECTURAL	
A0.1	ARCHITECTURAL SITE PLAN
A1.0	OVERALL FLOOR PLAN
A1.1	CLERESTORY FLOOR PLAN
A1.3	OVERALL FLOOR PLAN - RACK LAYOUT
A4.1	ROOF PLAN
AS.1	EXTERIOR ELEVATIONS
7 - ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	LIGHTING CUT SHEETS



TITLE SHEET

NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
7444 S. 13TH STREET
OAK CREEK, WI 53089

Date	Revision	CITY AND WORK COMMENTS
07/13/2023		

JOB: 3409
DRAWN: CK
CHECKED: DF
DATE: AUGUST 18, 2022
SHEET: T1.1



APPLICABLE TO ALL PLAN VIEWS



4 AERIAL VIEW - LOOKING WEST / SOUTH WEST
1/2" = 1'-0"



3 AERIAL VIEW - LOOKING SOUTH / SOUTH EAST
1/2" = 1'-0"



2 VIEW OF SOUTH WEST CORNER LOOKING NORTH / NORTH EAST
1/2" = 1'-0"



1 AERIAL VIEW - LOOKING EAST / NORTH EAST
1/2" = 1'-0"

Date	Revision	Comments
11/10/2022		REVISIONS TO OAK CREEK PLAN COMMENTS 11/01/22

JOB: 3409
DRAWN: NS
CHECKED: DF
DATE: AUGUST 18, 2022
SHEET: T1.2



PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
 A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
 B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
 C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

2. **ACCENT COLOR:**
 A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
 B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
 C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

BUILDING SYSTEMS LEGEND:

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 4" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF SYSTEM #2: DIRECTLY ADHERED SINGLE PLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)

INSULATED PRECAST WALL PANEL SYSTEM (PC): 10" INSULATED PRECAST CONCRETE WALL PANEL (NOMINAL R-13.7). SEE WALL SECTIONS FOR REVEALS. EXTERIOR ELEVATIONS FOR FINISH COLORS.

E.I.F.S EXTERIOR WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 6" CF METAL STUD FRAMING. FILL CAVITY WITH 4" FIBERGLASS BATT INSULATION. VAPOR BARRIER ON WARM SIDE OF STUD AND 5/8" GYPSUM BOARD FINISH

REINFORCED CONCRETE SLAB: REINFORCED CONCRETE SLAB ON GRADE. SEE STRUCTURAL DRAWINGS

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, UNTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS



EXTERIOR RENDERINGS

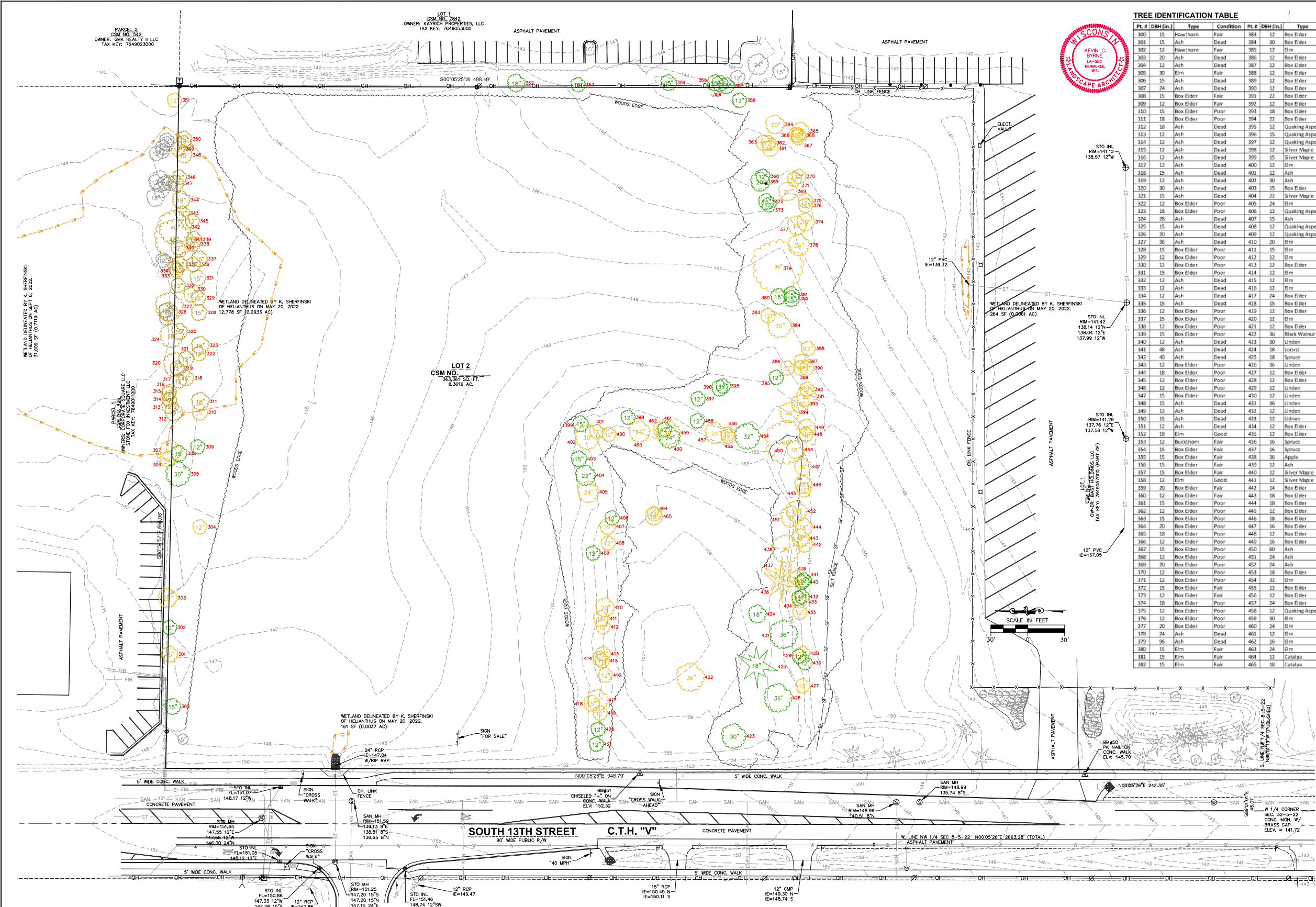
SHEET TITLE



NEW MULTI-TENANT BUILDING FOR:
 OAK CREEK 13TH STREET
 7444 S. 13TH STREET
 OAK CREEK, WI 53089

Date	Revision
11/10/2022	REVISIONS TO OAK CREEK PLAN COMMISSION COMMENTS 11/03/22

JOB: 3409
 DRAWN: CW
 CHECKED: CW
 DATE: AUGUST 18, 2022
 SHEET:
T1.3



TREE IDENTIFICATION TABLE							
Pt. #	DBH (in.)	Type	Condition	Pt. #	Type	Condition	
300	15	Hawthorn	Fair	383	12	Box Elder	Poor
301	15	Ash	Dead	384	30	Box Elder	Dead
302	12	Hawthorn	Fair	385	12	Elm	Good
303	12	Ash	Dead	386	12	Box Elder	Poor
304	12	Ash	Dead	387	12	Box Elder	Poor
305	30	Elm	Fair	388	12	Box Elder	Poor
306	15	Ash	Dead	389	12	Box Elder	Poor
307	24	Ash	Dead	390	12	Box Elder	Poor
308	15	Box Elder	Fair	391	22	Box Elder	Poor
309	12	Box Elder	Fair	392	12	Box Elder	Poor
310	15	Box Elder	Poor	393	18	Box Elder	Poor
311	18	Box Elder	Poor	394	22	Box Elder	Poor
312	18	Ash	Dead	395	12	Quaking Aspen	Good
313	12	Ash	Dead	396	15	Quaking Aspen	Good
314	12	Ash	Dead	397	12	Quaking Aspen	Good
315	12	Ash	Dead	398	12	Silver Maple	Good
316	12	Ash	Dead	399	15	Silver Maple	Good
317	12	Ash	Dead	400	12	Elm	Poor
318	15	Ash	Dead	401	12	Ash	Dead
319	12	Ash	Dead	402	30	Ash	Dead
320	30	Ash	Fair	403	15	Box Elder	Fair
321	15	Ash	Dead	404	22	Silver Maple	Good
322	12	Box Elder	Poor	405	24	Elm	Poor
323	18	Box Elder	Poor	406	12	Quaking Aspen	Good
324	28	Ash	Dead	407	15	Ash	Dead
325	15	Ash	Dead	408	12	Quaking Aspen	Dead
326	20	Ash	Dead	409	12	Quaking Aspen	Good
327	36	Ash	Dead	410	20	Elm	Poor
328	15	Box Elder	Poor	411	15	Elm	Poor
329	12	Box Elder	Poor	412	12	Elm	Poor
330	12	Box Elder	Poor	413	12	Box Elder	Poor
331	15	Box Elder	Poor	414	12	Elm	Poor
332	12	Ash	Dead	415	12	Elm	Poor
333	12	Ash	Dead	416	12	Elm	Poor
334	12	Ash	Dead	417	24	Box Elder	Poor
335	15	Ash	Dead	418	15	Box Elder	Poor
336	12	Box Elder	Poor	419	12	Box Elder	Poor
337	15	Box Elder	Poor	420	12	Elm	Fair
338	12	Box Elder	Poor	421	12	Box Elder	Fair
339	15	Box Elder	Poor	422	36	Black Walnut	Dead-Stump
340	12	Ash	Dead	423	30	Linden	Good
341	48	Ash	Dead	424	18	Locust	Good
342	40	Ash	Dead	425	18	Spruce	Fair
343	12	Box Elder	Poor	426	36	Linden	Good
344	18	Box Elder	Poor	427	12	Box Elder	Poor
345	12	Box Elder	Poor	428	12	Box Elder	Poor
346	12	Box Elder	Poor	429	12	Linden	Good
347	15	Box Elder	Poor	430	12	Linden	Good
348	15	Ash	Dead	431	36	Linden	Good
349	12	Ash	Dead	432	12	Linden	Good
350	15	Ash	Dead	433	12	Linden	Good
351	12	Ash	Dead	434	12	Box Elder	Poor
352	18	Elm	Good	435	12	Box Elder	Poor
353	12	Buckhorn	Fair	436	16	Spruce	Poor
354	15	Box Elder	Fair	437	16	Spruce	Poor
355	15	Box Elder	Fair	438	36	Apple	Dead-Fallen
356	15	Box Elder	Fair	439	12	Ash	Dead
357	15	Box Elder	Fair	440	12	Silver Maple	Fair
358	12	Elm	Good	441	12	Silver Maple	Fair
359	20	Box Elder	Fair	442	14	Box Elder	Poor
360	12	Box Elder	Fair	443	18	Box Elder	Poor
361	15	Box Elder	Poor	444	18	Box Elder	Poor
362	12	Box Elder	Poor	445	12	Box Elder	Poor
363	15	Box Elder	Poor	446	18	Box Elder	Poor
364	20	Box Elder	Poor	447	16	Box Elder	Poor
365	18	Box Elder	Poor	448	12	Box Elder	Poor
366	12	Box Elder	Poor	449	16	Box Elder	Poor
367	15	Box Elder	Poor	450	60	Ash	Dead
368	12	Box Elder	Poor	451	24	Ash	Dead
369	20	Box Elder	Poor	452	24	Ash	Dead
370	12	Box Elder	Poor	453	18	Box Elder	Poor
371	12	Box Elder	Poor	454	32	Elm	Fair
372	15	Box Elder	Fair	455	12	Box Elder	Poor
373	12	Box Elder	Fair	456	12	Box Elder	Poor
374	18	Box Elder	Poor	457	24	Box Elder	Poor
375	12	Box Elder	Poor	458	12	Quaking Aspen	Good
376	12	Box Elder	Poor	459	30	Elm	Fair
377	20	Box Elder	Poor	460	24	Elm	Fair
378	24	Ash	Dead	461	12	Elm	Fair
379	96	Ash	Dead	462	16	Elm	Poor
380	15	Elm	Fair	463	24	Elm	Poor
381	15	Elm	Fair	464	12	Catalpa	Poor-Dead
382	15	Elm	Fair	465	18	Catalpa	Poor-Dead

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WALKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT: **BRIOHN**

DESIGN GROUP
180 W. WASHINGTON ST., SUITE 400
MILWAUKEE, WISCONSIN 53102
TEL: 414.333.8888 FAX: 414.333.8888

PROJECT: **OAK CREEK PARTNERS 13TH STREET**

PROJECT LOCATION: **CITY OF OAK CREEK MILWAUKEE COUNTY**

PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

Submitted By: JFA 05-23-2022
 Drawn By: RMW 05-31-2022
 Approved By: RMW 05-31-2022

SHEET TITLE:
EXISTING CONDITION SURVEY W/ TREE SURVEY

SHEET NUMBER:
CS-1

JSD PROJECT NO: 22-1149

NOTES:

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The west line of the Northwest 1/4 of Section 5, Township 5 North, Range 22 East, was used as North 00°05'25" East.
- Vertical Datum: City of Oak Creek Datum
 NVD1929 = 580.56 = City Datum
 Reference Benchmark: Southwest corner of the Northwest 1/4 of Section 6, Township 5 North, Range 22 East, Concrete monument w/ SEWRPC brass cap, Elevation=141.72
- Site Benchmark: Benchmark #51 Chiseled "+" on top of concrete walk, east side of 13th Street near site former residential entrance. Elevation=152.32
- Field survey by JSD Professional Services, Inc on May 23, 2022.
- Tree survey and identification by Kevin Byrne, WI - Professional Landscape Architect, of JSD Professional Services on June 13, 2022. Trees identified are 12 inch Diameter at Breast Height (DBH) or greater.
- Boundary based on proposed Certified Survey Map.

BOUNDARY DESCRIPTION:

Lot 2 of Certified Survey Map No. 2022-08 recorded in Milwaukee County Register of Deeds Office on 08/22/2022 as Document No. 2022-08-01, located in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

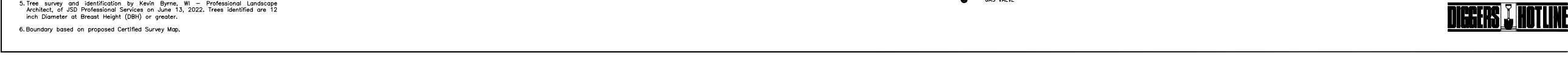
I, Rizal W. Iskandarjoch, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-27 of the Wisconsin Statutes, a Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

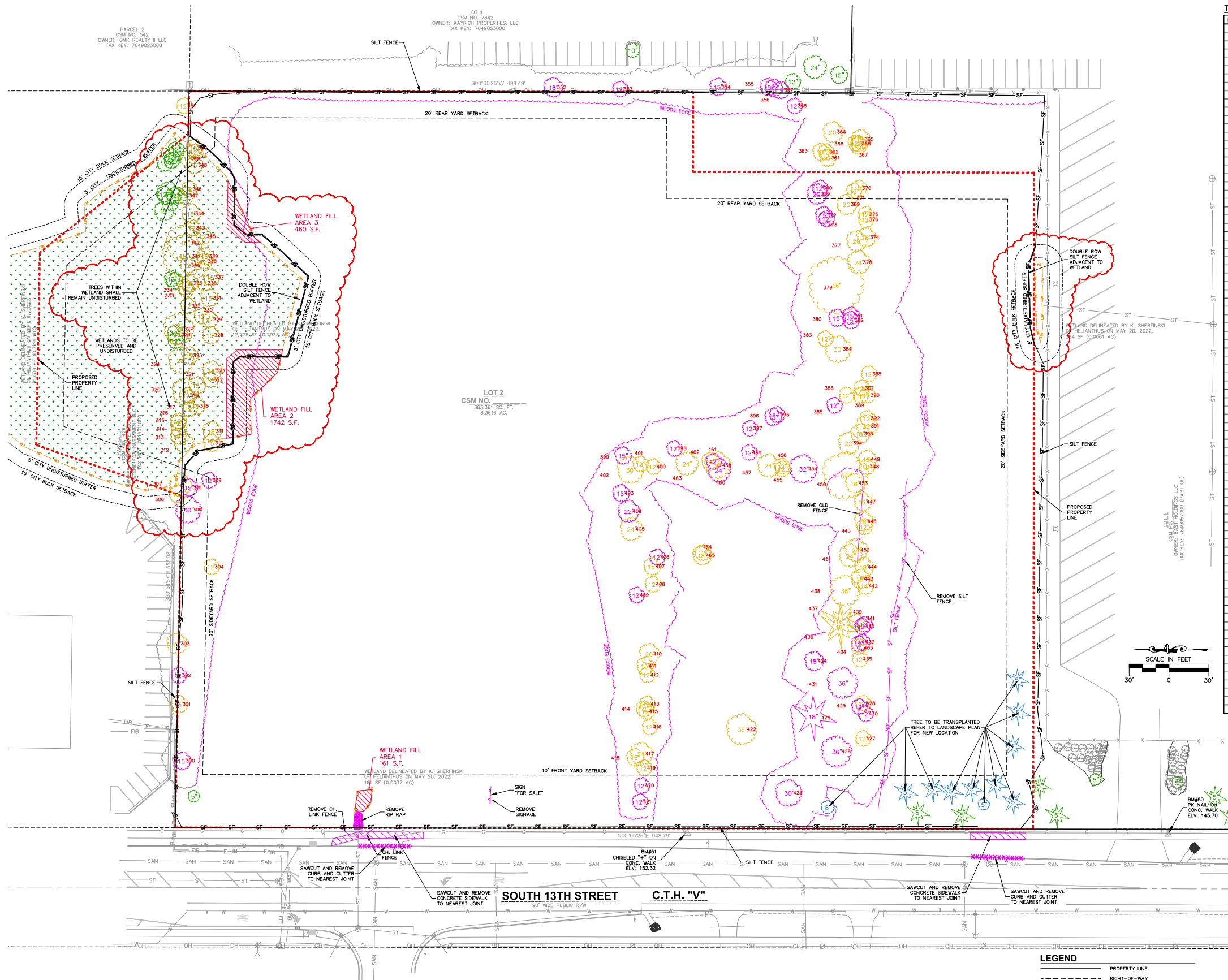
Rizal W. Iskandarjoch, P.L.S.
 Professional Land Surveyor, S-2738
 JSD Professional Services, Inc.
 12338 N1610 Busse Road, Suite 100
 Walkesha, WI 53188
 262-513-0666

6/27/2022
 Date

LEGEND

⊙	SANITARY SEWER MANHOLE	⊠	LIGHT POLE	— SAN	SANITARY SEWER
⊕	STORM MANHOLE	⊞	MAIL BOX	— W	WATER MAIN
⊖	CLEAN OUT	⊚	TELEPHONE PEDESTAL	— ST	STORM SEWER
⊗	CATCH BASIN ROUND	⊛	ELECTRICAL MANHOLE	— G	UNDERGROUND GAS
⊘	CATCH BASIN SQUARE	+	SIEN	— E	UNDERGROUND ELECTRIC
⊙	CURB INLET	⊙	POWER POLE	— T	UNDERGROUND TELEPHONE
⊙	FIRE HYDRANT	⊙	GUY WIRE	— FIB	UNDERGROUND FIBER OPTICS
⊙	WATER VALVE	— OH	OVERHEAD UTILITY		
⊙	GAS VALVE				



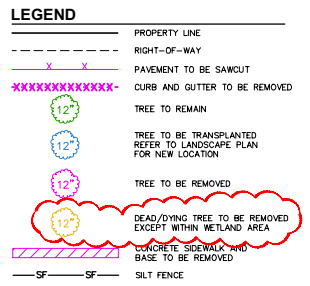


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346	12	Box Elder	Poor	429	12	Linden	Good
347	15	Box Elder	Poor	430	12	Linden	Good
348	15	Ash	Dead	431	36	Linden	Good
349	12	Ash	Dead	432	12	Linden	Good
350	15	Ash	Dead	433	12	Linden	Good
351	12	Ash	Dead	434	12	Box Elder	Poor
352	18	Elm	Good	435	12	Box Elder	Poor
353	12	Buckthorn	Fair	436	16	Spruce	Poor
354	15	Box Elder	Fair	437	16	Spruce	Poor
355	15	Box Elder	Fair	438	36	Apple	Dead-Fallen
356	15	Box Elder	Fair	439	12	Ash	Dead
357	15	Box Elder	Fair	440	12	Silver Maple	Fair
358	12	Elm	Good	441	12	Silver Maple	Fair
359	20	Box Elder	Fair	442	14	Box Elder	Poor
360	12	Box Elder	Fair	443	18	Box Elder	Poor
361	15	Box Elder	Poor	444	18	Box Elder	Poor
362	12	Box Elder	Poor	445	12	Box Elder	Poor
363	15	Box Elder	Poor	446	18	Box Elder	Poor
364	20	Box Elder	Poor	447	16	Box Elder	Poor
365	18	Box Elder	Poor	448	12	Box Elder	Poor
366	12	Box Elder	Poor	449	16	Box Elder	Poor
367	15	Box Elder	Poor	450	60	Ash	Dead
368	12	Box Elder	Poor	451	24	Ash	Dead
369	20	Box Elder	Poor	452	24	Ash	Dead
370	12	Box Elder	Poor	453	18	Box Elder	Poor
371	12	Box Elder	Poor	454	32	Elm	Fair
372	15	Box Elder	Fair	455	12	Box Elder	Poor
373	12	Box Elder	Fair	456	12	Box Elder	Poor
374	18	Box Elder	Poor	457	24	Box Elder	Poor
375	12	Box Elder	Poor	458	12	Quaking Aspen	Good
376	12	Box Elder	Poor	459	30	Elm	Poor
377	20	Box Elder	Poor	460	24	Elm	Fair
378	24	Ash	Dead	461	12	Elm	Fair
379	36	Ash	Dead	462	16	Elm	Poor
380	15	Elm	Fair	463	24	Elm	Poor
381	15	Elm	Fair	464	12	Catalpa	Poor-Dead
382	15	Elm	Fair	465	18	Catalpa	Poor-Dead

EXISTING TREE NOTES:
 (165) 12" OR LARGER TREES LOCATED WITHIN THE DISTURBED AREA
 (119) POOR CONDITION (DEAD OR DYING) REMOVED
 (10) INVASIVE SPECIES REMOVED (BUCKTHORN AND BOX ELDER)
 (27) TREES THAT PREVIOUS SITE DEVELOPMENT REMOVED (NOT ALONG PERIMETER AND IN PRIME AREAS OF DEVELOPMENT)
 (5) TREES 12" TO 29" REMOVED TO BE REPLACED (15 REPLACEMENT TREES)
 (3) TREES 30"+ REMOVED TO BE REPLACED (12 REPLACEMENT TREES)
 (27) TREES TO BE PLANTED TO ACCOUNT FOR REMOVED TREES

WETLAND NOTES

1. WETLANDS DELINEATED BY KRISTI SHERFINSKI OF HELIATHUS LLC, PER REPORT DATED JUNE 13 AND SEPTEMBER 13, 2022.
2. THE WETLAND FILL HAS BEEN CONDITIONALLY APPROVED BY WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) AND U.S. ARMY CORPS OF ENGINEERS (USACE) IN A LETTER DATED DECEMBER 15, 2022 AND DECEMBER 23, 2022, RESPECTIVELY.

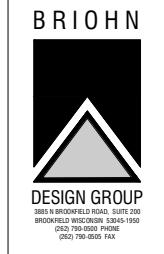


SHEET INDEX

C1.0	SITE DEMOLITION PLAN
C2.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.1	TRUCK TURNING EXHIBIT
C2.2	FIRE DEPARTMENT APPARATUS EXHIBIT
C3.0	SITE GRADING PLAN
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C4.0	SITE UTILITY PLAN
C5.0	SITE NOTES & DETAILS
C5.1	SITE NOTES & DETAILS
C5.2	MILWAUKEE CO. SITE NOTES & DETAILS

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Metro Milwaukee (414) 262-2993
 www.DiggerHotline.com

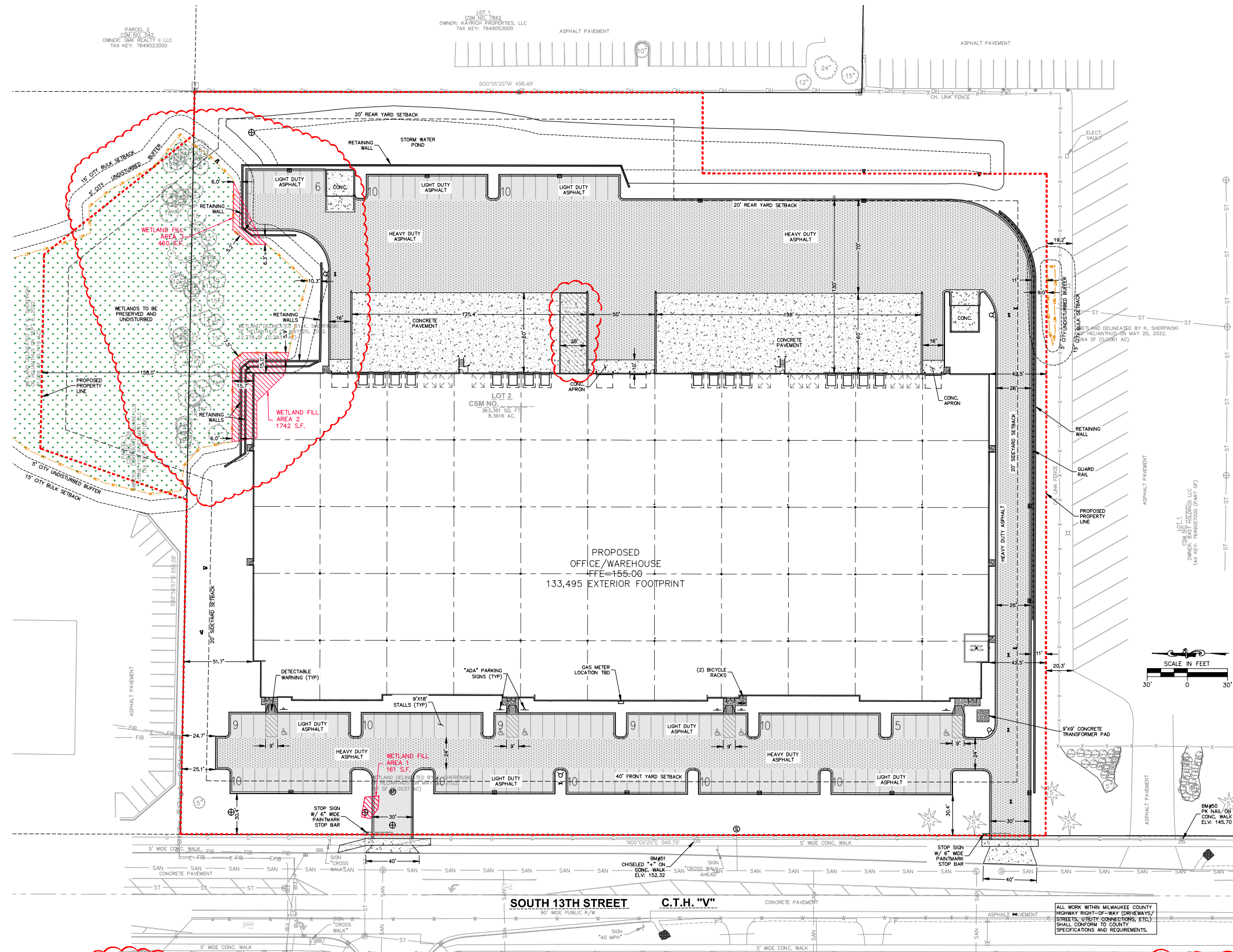
JSD
 MILWAUKEE REGIONAL OFFICE
 W238 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666
 JSD PROJ. NO.: 22-11484
 JSD PROJ. MGR.: JWS



SITE DEMOLITION PLAN

NEW BUILDING FOR:
OAK CREEK PARTNERS
 OAK CREEK, WI

Date	11/17/2022	Revision	
REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS			
MILWAUKEE COUNTY HIGHWAY COMMENTS			
CITY AND NEIGHBOR COMMENTS			
11/17/2022			
11/17/2022			
01/17/2023			
JOB:	3409	DRAWN:	JJS
CHECKED:	RWJ	DATE:	08-16-2022
SHEET:	C1.0		



GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIALS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCIES' LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOIL INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
- THE CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REDIRECTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MARKED. "FREE HAND" PAINTING OF STRIPES, ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY [REDACTED] DATED [REDACTED]."

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, APRON DRIVE-IN ENTRANCE, TRASH PAD)	8" CONCRETE W/ MESH REINFORCEMENT
HEAVY DUTY ASPHALT PAVEMENT	4" ASPHALTIC CONCRETE (2 LIFTS, 2-1/2" BINDER, 1-1/2" SURFACE)
LIGHT DUTY ASPHALT PAVEMENT	3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE)

CONCRETE SIDEWALK AND STOOPS

4" CONCRETE	6" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE	CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

WETLAND NOTES

- WETLANDS DELINEATED BY KRISTI SHERFINSKI OF HELIATHUS LLC, PER REPORT DATED JUNE 13 AND SEPTEMBER 13, 2022.
- THE WETLAND FILL HAS BEEN CONDITIONALLY APPROVED BY WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNRR) AND U.S. ARMY CORPS OF ENGINEERS (USACE) IN A LETTER DATED DECEMBER 15, 2022 AND DECEMBER 23, 2022, RESPECTIVELY.

PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES."
- CONCRETE PAVING SPECIFICATIONS - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS. CRUSHED AGGREGATE BASE COURSE - THE AGGREGATE FOR THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND

⊙	SANITARY SEWER MANHOLE	- SAN	SANITARY SEWER
⊙	STORM MANHOLE	- W	WATER MAIN
⊙	CATCH BASIN ROUND	- ST	STORM SEWER
⊙	CATCH BASIN SQUARE	- RD	ROOF DRAIN
⊙	FIRE HYDRANT	- C	UNDERGROUND GAS
⊙	WATER VALVE	- E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	- T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	- FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	- OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	- SF	SILT FENCE
⊙	SIGN	⊙	CONIFEROUS TREE
⊙	POWER POLE	⊙	DECIDUOUS TREE
⊙	GUY WIRE		

PARKING STALLS

STANDARD STALLS	122
ACCESSIBLE STALLS	6
TOTAL STALLS	128
LOADING DOCKS	16
PROPOSED LOADING DOCKS	16
FUTURE LOADING DOCKS	10
TOTAL LOADING DOCKS	26

PRE-DEVELOPMENT (PROPERTY LIMITS):

PERVIOUS - 363,573 SF (100.0% GREEN SPACE)
IMPERVIOUS - 0 SF

POST-DEVELOPMENT (PROPERTY LIMITS):

PERVIOUS - 113,224 SF (31.1% GREEN SPACE)
IMPERVIOUS - 250,349 SF (31,195 SF BUILDING)

*BASED ON PROPOSED LAND DIVISION

BRIOHN DESIGN GROUP
 1800 WISCONSIN AVENUE, SUITE 100
 BROOKFIELD, WISCONSIN 53005-1959
 (262) 786-8900 FAX
 (262) 786-8905 FAX

SITE DIMENSION AND PAVEMENT ID PLAN

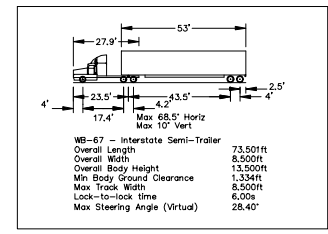
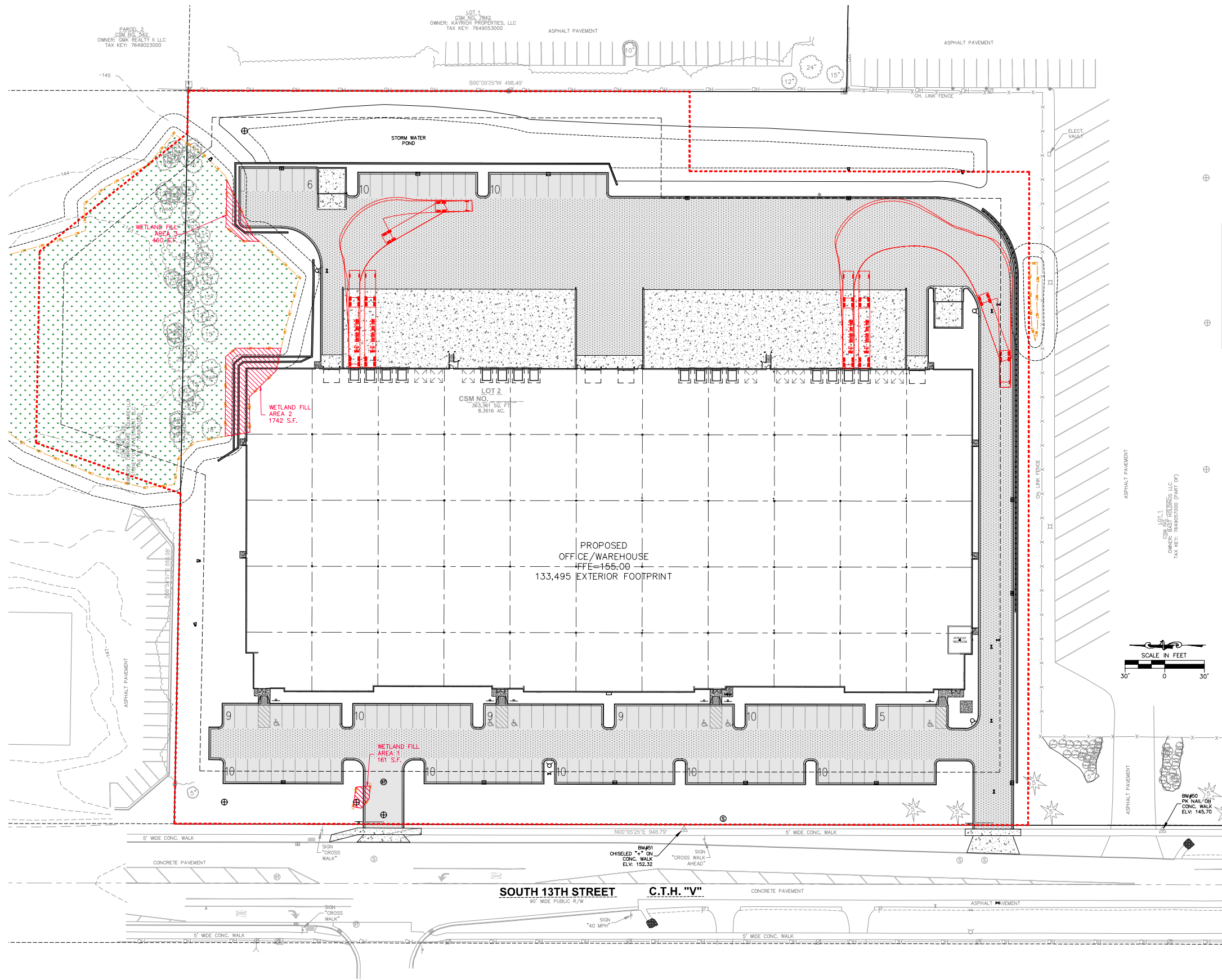
NEW BUILDING FOR:
OAK CREEK PARTNERS
 OAK CREEK, WI

REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
 07/17/2022
 07/19/2022
 07/28/2022
 07/28/2022

DATE: 08/16/2022
 DRAWING: 3409
 CHECKED: RWJ
 DATE: 08-16-2022
 SHEET: C2.0

JSD MILWAUKEE REGIONAL OFFICE
 9238 N.1610 BUSSE ROAD, SUITE 100
 MILWAUKEE, WISCONSIN 53188
 P. 262.513.0666
 JSD PROJ. NO. 22-11484
 JSD PROJ. MGR. 7008

DIGGERS & HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hours of Operation 10:00am-5:00pm
 P. 262.513.0666
 www.DiggersandHotline.com



TRUCK TURNING EXHIBIT

SHEET TITLE

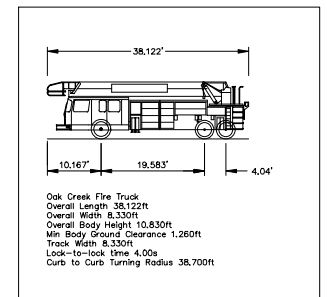
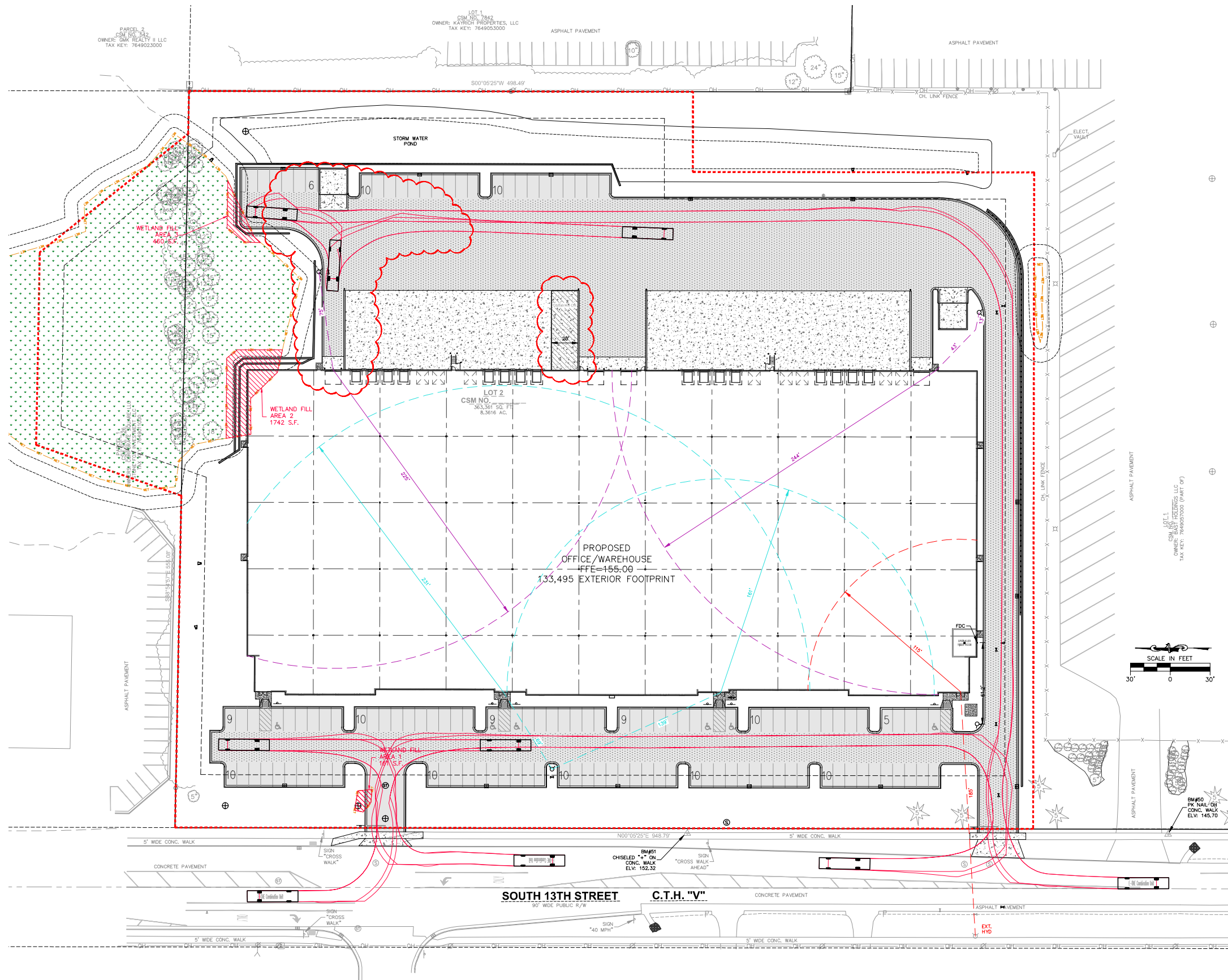
**NEW BUILDING FOR:
 OAK CREEK PARTNERS
 OAK CREEK, WI**

Revision	Comments
	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
	MILWAUKEE COUNTY HIGHWAY COMMENTS
	CITY AND AERIAL COMMENTS

Date

11/17/2022
 10/14/2022
 09/27/2022

JOB: 3409
 DRAWN: JJS
 CHECKED: RWJ
 DATE: 08-16-2022
 SHEET: C2.1



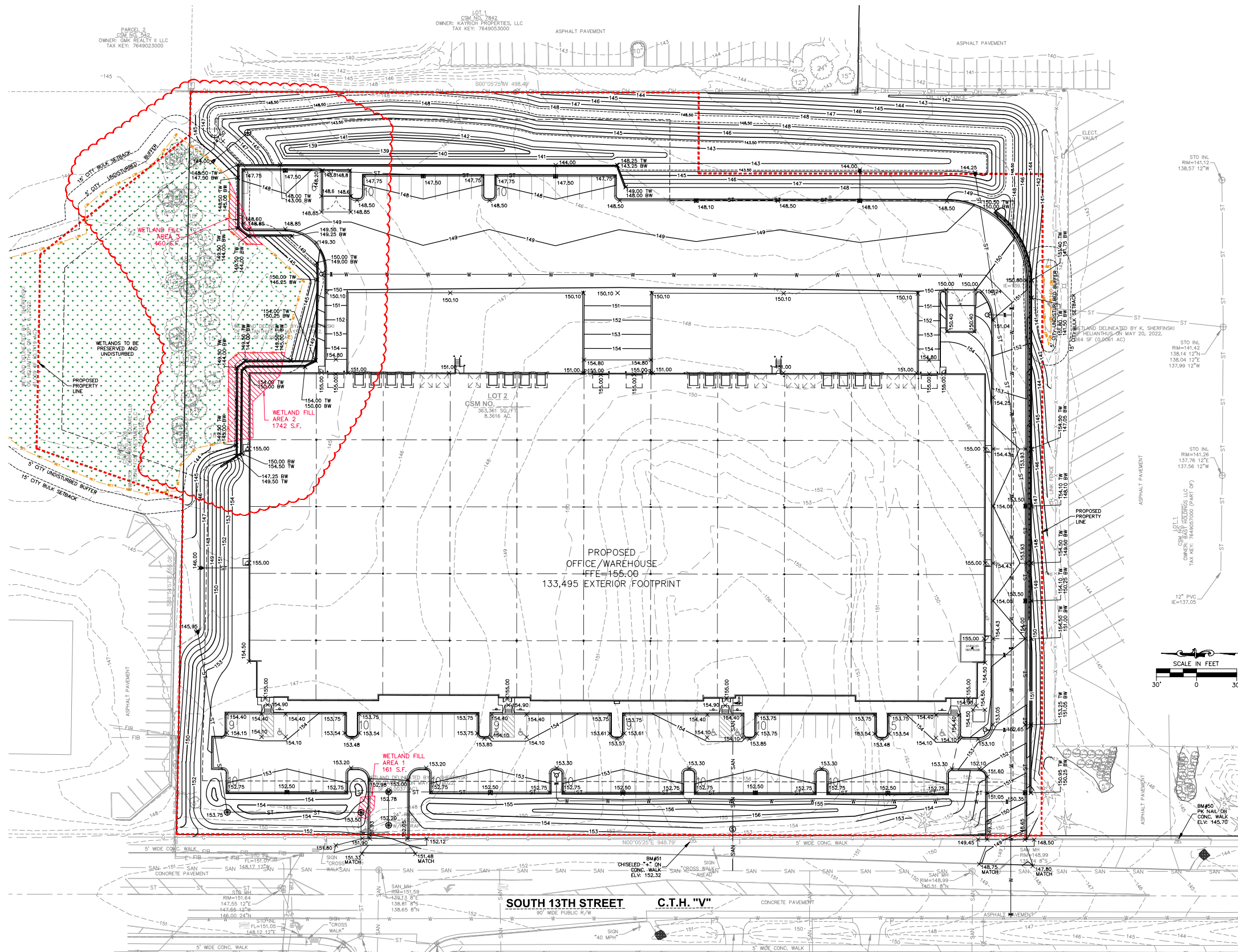
FIRE DEPARTMENT
APPARATUS EXHIBIT

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

Revision	Date	Comments
1	07/11/2022	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
2	07/19/2022	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS
3	07/28/2022	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS
4	08/08/2022	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS

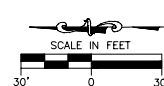
JOB:	3409
DRAWN:	JJS
CHECKED:	RWJ
DATE:	08-16-2022
SHEET:	C2.2





- ### GRADING NOTES
- CONTRACTOR SHALL VERIFY ALL GRADES. ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO THE PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 - ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS SHOWN IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK. GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, MECHANICAL DESIGN AND STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
 - GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORGANIZED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
 - THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY [NAME] AND DATED [DATE] FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
 - IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 - WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TUMBLE/TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (1/10") OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF CURBS OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 - WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
 - CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

- ### CONSTRUCTION SITE SEQUENCING
- INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION".
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



LEGEND

⊙	SANITARY SEWER MANHOLE	— SAN	SANITARY SEWER
⊙	STORM MANHOLE	— W	WATER MAIN
⊙	CATCH BASIN ROUND	— ST	STORM SEWER
⊙	CATCH BASIN SQUARE	— RD	ROOF DRAIN
⊙	FIRE HYDRANT	— C	UNDERGROUND GAS
⊙	WATER VALVE	— E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	— T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	— FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	— OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	— SF	SILT FENCE
⊙	SIGN	⊙	CONFEROUS TREE
⊙	POWER POLE	⊙	DEDDIFIED TREE
⊙	GUY WIRE		



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SITE GRADING PLAN

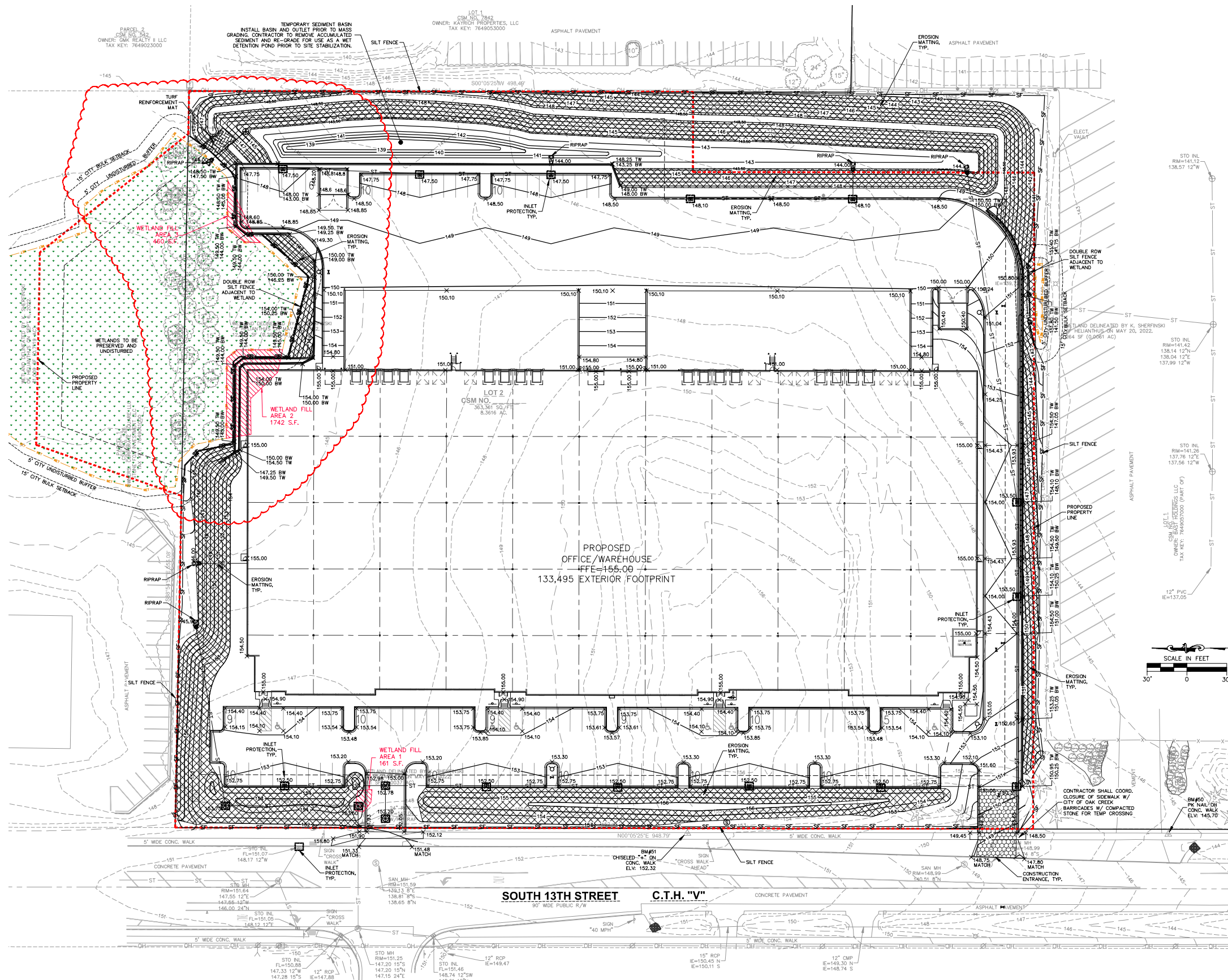
NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

Date	11/17/2022	Revision	
Drawn	JJS	Checked	RWJ
Date	08-16-2022	Date	08-16-2022
Sheet	C3.0	Sheet	C3.0

JOB: 3409
DRAWN: JJS
CHECKED: RWJ
DATE: 08-16-2022
SHEET: C3.0

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JSD PROJ. NO.: 22-11484
JSD PROJ. MGR.: PWH



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF OAK CREEK ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONSTRUCTION MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SHEET AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED FROM SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMAL, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE FOR EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN STYRENE EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRENCH ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT WEATHER EXTENSION AT WEATHER EXTENSION.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV, D.4, (a)-(f), OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REPAIRED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (STREAM BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALES.
 - EROSION CONTROL MATTING - REPAIR OR REPLACE IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN SIZING

BASIN SURFACE AREA	13,678 S.F.
PARTICLE SETTLING VELOCITY (SOIL CLASS 2)	0.000073 FPS
ALLOWABLE 1-YR STORM EVENT DISCHARGE RATE	0.83 CFS
ACTUAL 1-YR STORM EVENT DISCHARGE RATE	0.24 CFS

- NOTES:**
1. CONSTRUCT TEMPORARY SEDIMENT BASIN IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1064.
 2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED AS SHOWN ON DETENTION POND DETAIL. AFTER FINAL SITE STABILIZATION, OUTLETS SHALL REMAIN AS PERMANENT DETENTION POND OUTLETS.
 3. PRIOR TO FINAL SITE STABILIZATION, SEDIMENT BASIN SHALL BE DREGGED AND RE-GRADED TO ESTABLISH FINISHED WET DETENTION POND GRADES AS SHOWN.



SITE EROSION CONTROL PLAN

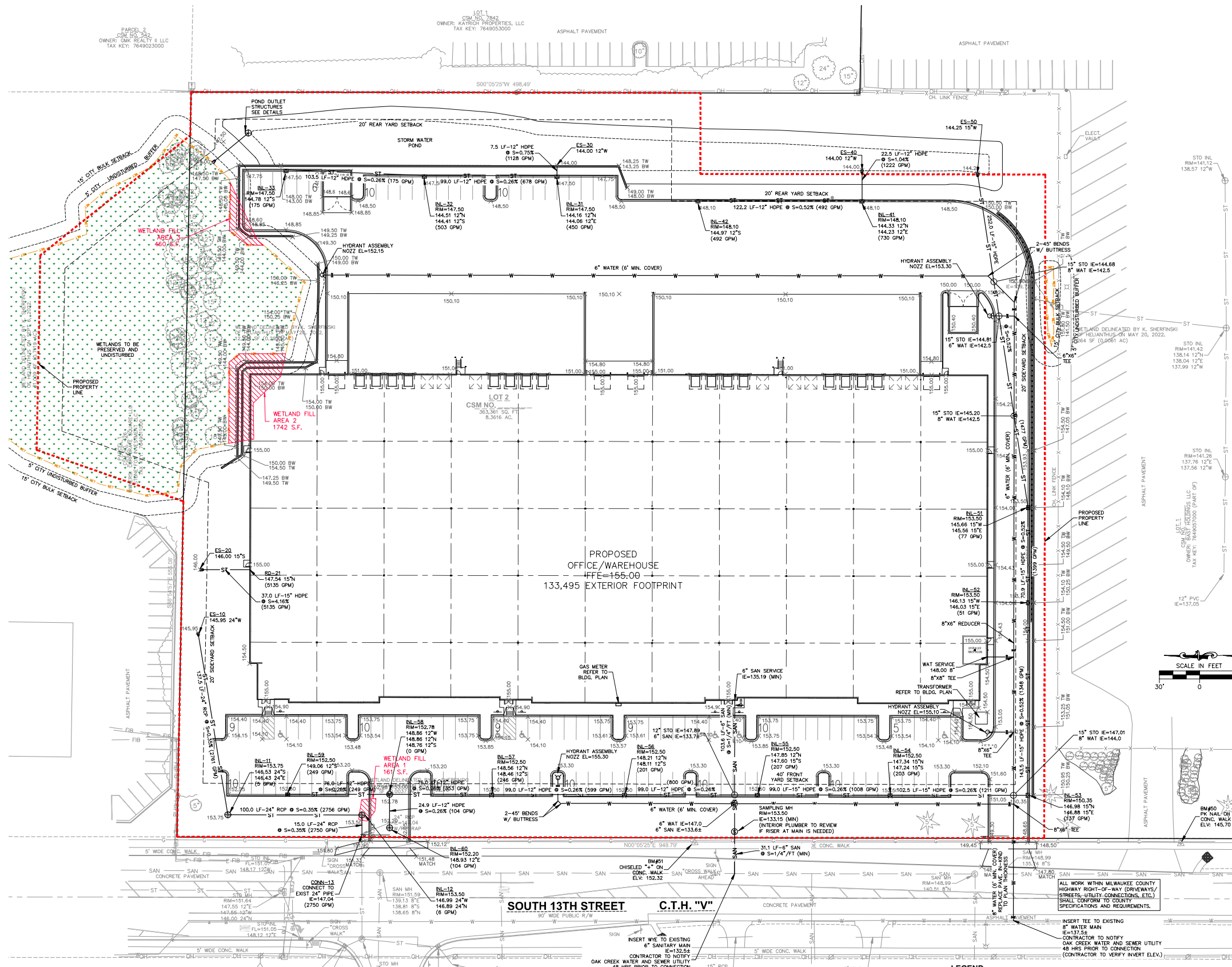
SHEET TITLE

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

Revision	Comments
01/17/2022	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
01/18/2022	MILWAUKEE COUNTY HIGHWAY COMMENTS
01/19/2022	CHIT AND NEAR COMMENTS

JOB: 3409
DRAWN: JJS
CHECKED: RWJ
DATE: 08-16-2022
SHEET: **C3.1**

DIGGERS HOTLINE | **JSD**
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JSD PROJ. NO. 22-11484
JSD PROJ. MGR. 2008



UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THEREOF. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION AND ADDENDUM AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF OAK CREEK SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) 385.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 162.0715(2R) OF THE STATE STATUTES AND CITY OF OAK CREEK REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE (HDPE) SHALL BE AS MANUFACTURED BY "TIGHT JOINTS" AND SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS 150 MEETING ASTM D-278, AS NOTED.
 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEMAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEMAH R-3007, OR EQUAL.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEMAH R-1642 WITH TYPE "T" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 WATER MAIN SPECIFICATIONS
 PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ANMA STANDARD C-800, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212. GATE VALVES SHALL BE ANMA GATE VALVES MEETING THE REQUIREMENTS OF ANMA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER ON THE COVER".
 HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF OAK CREEK AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. HYDRANTS TO BE PAINTED SOLID RED.
 BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 SANITARY SEWER SPECIFICATIONS -
 PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.
 BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL BEING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE MAUNCH OF THE PIPE TO PROVIDE ADEQUATE "S" SUPPORT.
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF OAK CREEK.
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEMAH R-1580 WITH TYPE "T" SELF SEALING LIDS, NON-ROCKING OR EQUAL. MANHOLE CASTING SHALL HAVE A CHIMNEY SEAL.
 WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TY.).
 TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
 ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 THE CONTRACTOR SHALL CONTACT THE CITY OF OAK CREEK ENGINEERING DEPARTMENT (414-768-6541) 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-DIVIDED SYSTEM TO SCHEDULE INSPECTIONS.

MILWAUKEE CO. NOTES

- ALL WORK WITHIN MILWAUKEE COUNTY HIGHWAY RIGHT-OF-WAY (DRIVEWAYS/ STREETS, UTILITY CONNECTIONS, ETC.) SHALL CONFORM TO COUNTY SPECIFICATIONS AND REQUIREMENTS.
- PAVEMENT RESTORATION SHALL BE DONE ACCORDING TO STATE PROJECT PLAN 200-373 / S. 13TH ST PLAN (C1H-V), RESTORE GRADED AREAS WITH 500 AND TOPSOIL.
- WHEN IT IS REQUIRED TO REMOVE CONCRETE PAVEMENT AND/OR CONCRETE CURB AND GUTTER, THE CONCRETE SHALL BE SAW-CUT FULL DEPTH. THE REMOVAL SHALL BE FROM JOINT TO JOINT LONGITUDINALLY AS WELL AS TRANSVERSELY (THE ENTIRE SLAB).
- THE CONCRETE CURB AND GUTTER REPLACEMENT SHALL BE DOWELED TO THE EXISTING PAVEMENT WITH DRILLED AND DRIVEN NO. 4 EPOXY-COATED, 24-INCH DEFORMED BARS PLACED 36 INCHES C-C.
- THE CONCRETE PAVEMENT REPLACEMENT SHALL BE DOWELED TO THE EXISTING PAVEMENT WITH DRILL-HOLE AND DRIVEN NO. 6 EPOXY-COATED, 24-INCH DEFORMED BARS, 16 INCHES C-C, EXCEPT IN WHEEL PATHS, WHERE FOUR 1" X 1" DOWELS, 15 INCHES C-C, SHALL BE PLACED.
- ALL REPLACEMENT PAVEMENT JOINTS SHALL BE PARALLEL WITH EXISTING JOINTS. DIAGONAL, ANGLED OR ARCED JOINTS ARE NOT ALLOWED.
- THE REPLACEMENT PAVEMENT SHALL BE THE SAME THICKNESS AS THE ADJACENT PAVEMENT AND THE PAVEMENT REPLACEMENT MIX SHALL BE HIGH EARLY, (7 BAG MIX) PORTLAND CEMENT CONCRETE.
- ALL EXCAVATED AREAS UNDER PAVEMENT SHALL BE BACKFILLED WITH SLURRY (GAS COMPANY SLURRY AGGREGATE MIX NO. 2). THE CONTRACTOR SHALL MAINTAIN THE PAVEMENT TRENCH SURFACE WITH A TEMPORARY ASPHALT SURFACE UNTIL SUCH TIME AS THE CONTRACTOR PLACES THE PERMANENT PORTLAND CEMENT CONCRETE PAVEMENT.
- CONTRACTOR SHALL CALL (414) 257-5910 TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN INSPECTION PRIOR TO CONSTRUCTION OF PAVEMENT, CURB AND GUTTER, AND SIDEWALK, AND AFTER OTHER RESTORATION (SHOULDERS, SOD, ETC.) HAS BEEN PLACED.
- THE COUNTY TRUNK HIGHWAY SHALL BE SWEEP AS NEEDED DURING WORK HOURS AND AT THE END OF EACH DAY.

LEGEND

⊙	SANITARY SEWER MANHOLE	- SAN	SANITARY SEWER
⊙	STORM MANHOLE	- W	WATER MAIN
⊙	CATCH BASIN ROUND	- ST	STORM SEWER
⊙	CATCH BASIN SQUARE	- RD	ROOF DRAIN
⊙	FIRE HYDRANT	- C	UNDERGROUND GAS
⊙	WATER VALVE	- E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	- T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	- FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	- OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	- SF	SILT FENCE
⊙	SIGN		
⊙	POWER POLE		
⊙	GUY WIRE		
⊙		⊙	CONFEROUS TREE
⊙		⊙	DEDDUOUS TREE

REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS

Date	Revision	Comments
11/17/2022	1	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS
11/17/2022	2	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS
01/12/2023	3	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS

DATE 08/16/2022
JOB NO. 3409
DRAWN BY JJS
CHECKED BY RWJ
DATE 08-16-2022
SHEET C4.0

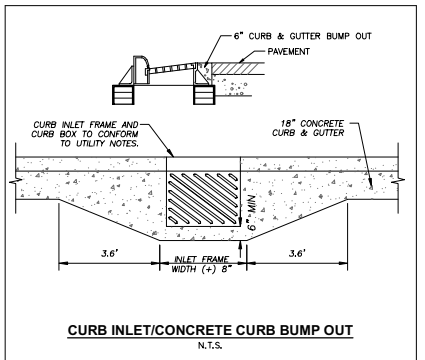
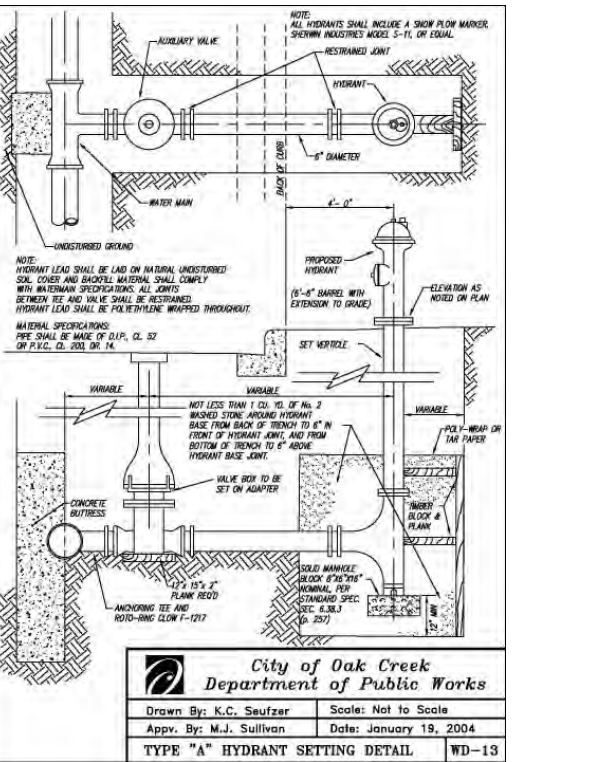
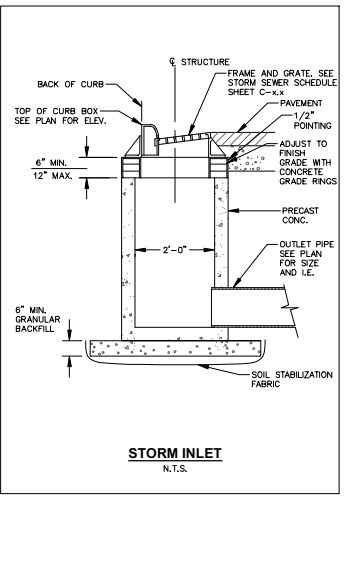
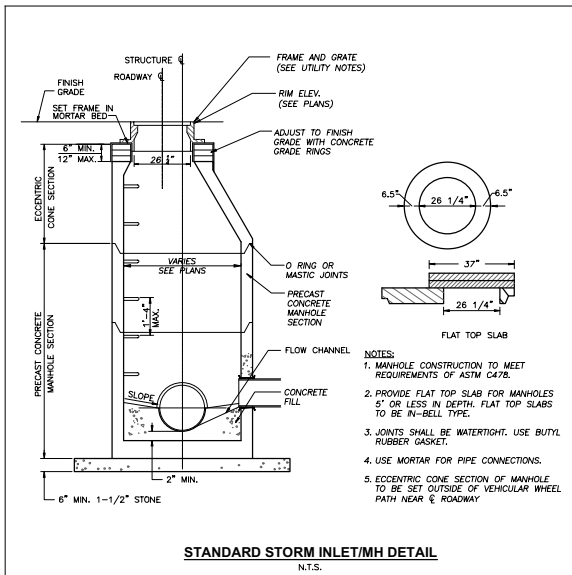
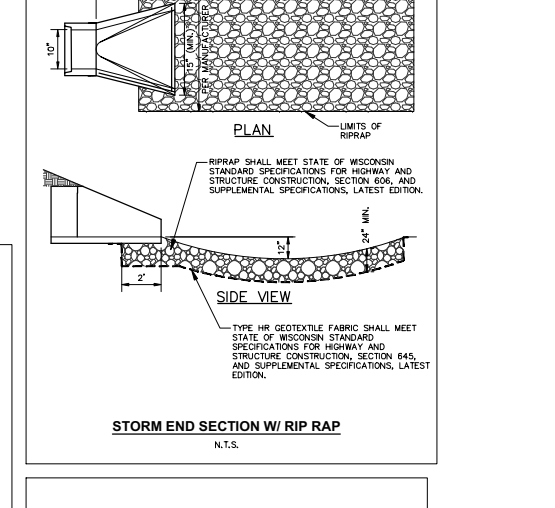
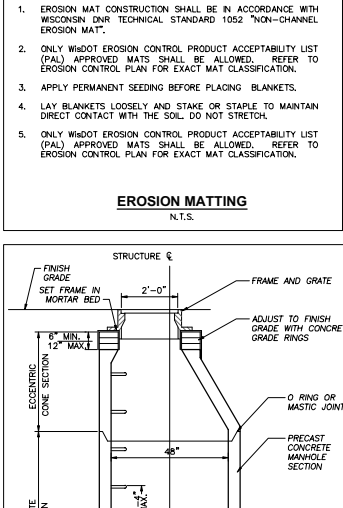
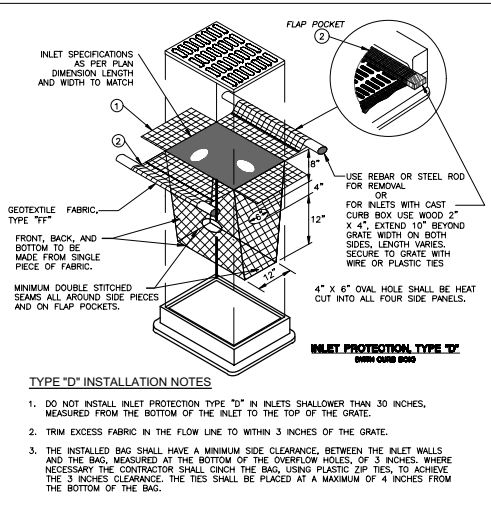
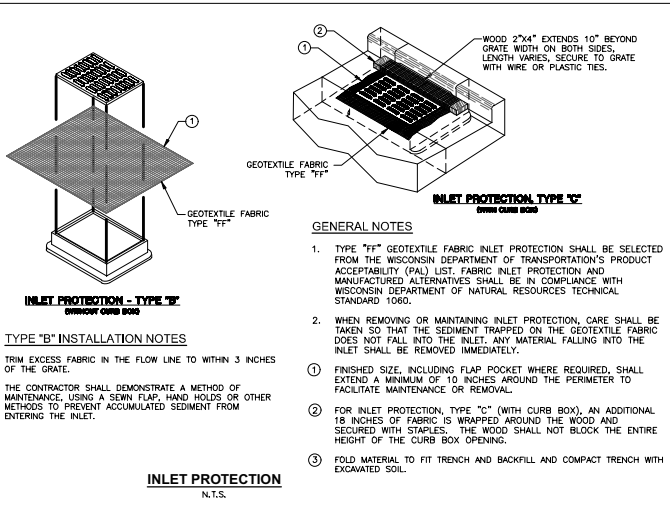
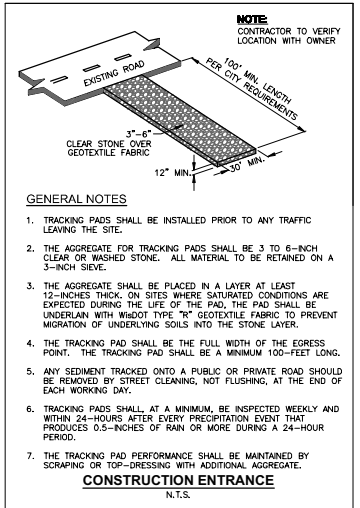
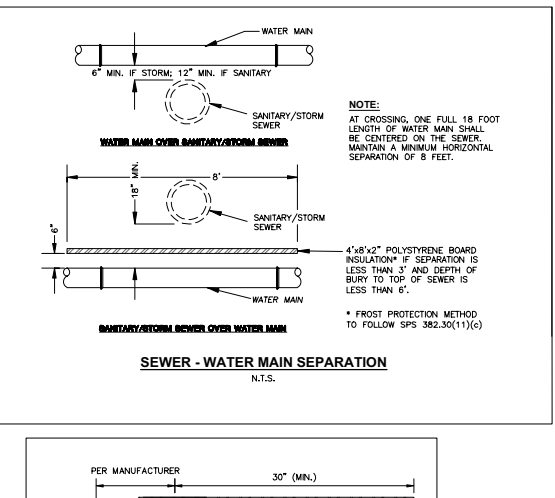
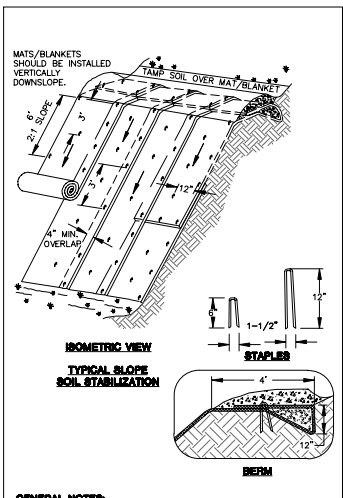
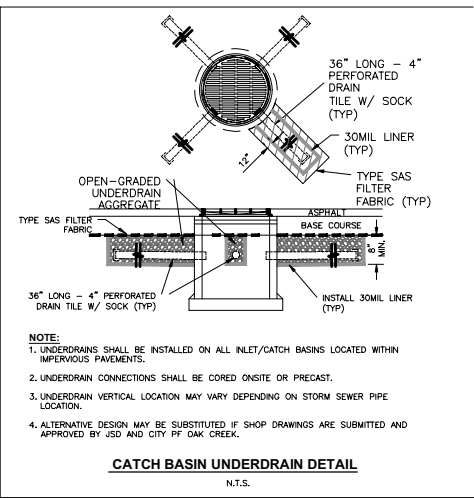
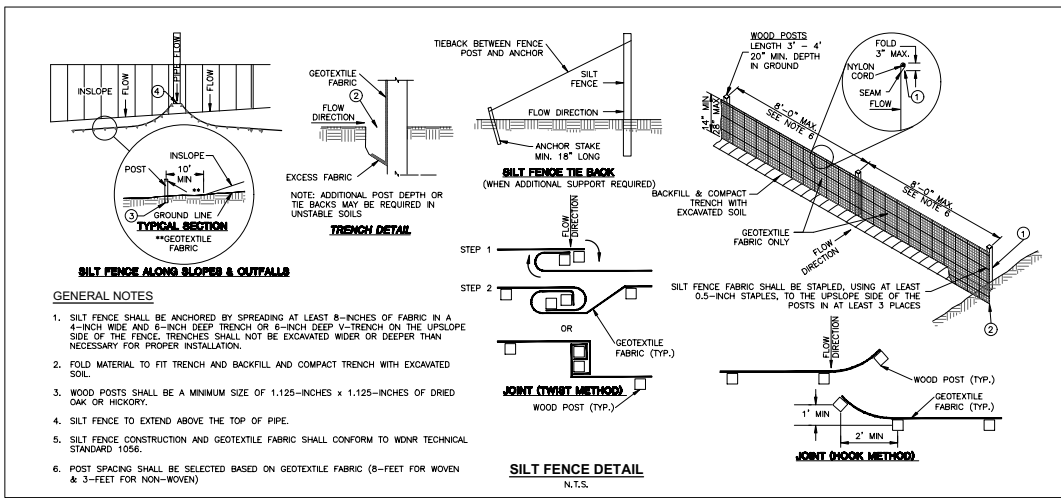
BRIOHN DESIGN GROUP
 1000 W. WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WISCONSIN 53233
 (414) 768-6541 FAX

SITE UTILITY PLAN

NEW BUILDING FOR:
OAK CREEK PARTNERS
 OAK CREEK, WI

DIGGER'S HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Greater Madison (608) 830-2200
 www.DiggerHotline.com

JSD MILWAUKEE REGIONAL OFFICE
 2038 N. HENRI BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666
 JSD PROJ. NO. 22-11484
 JSD PROJ. MGR. RWJ



BRIOHN DESIGN GROUP
3810 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WISCONSIN 53245-1500
(414) 788-0888 FAX (414) 788-0885 FAX

SITE NOTES AND DETAILS

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

Date	Revision	Comments
11/17/2002	1	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
11/18/2002	2	MILWAUKEE COUNTY HIGHWAY COMMENTS
01/12/2003	3	CITY AND HIGHWAY COMMENTS

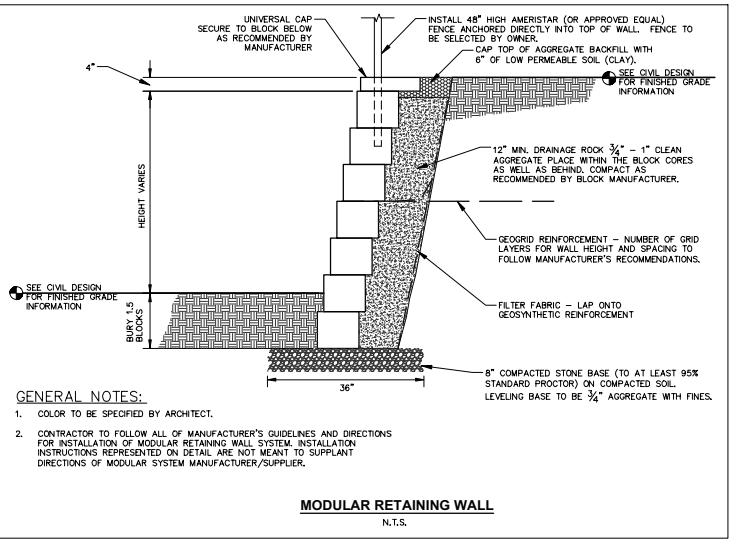
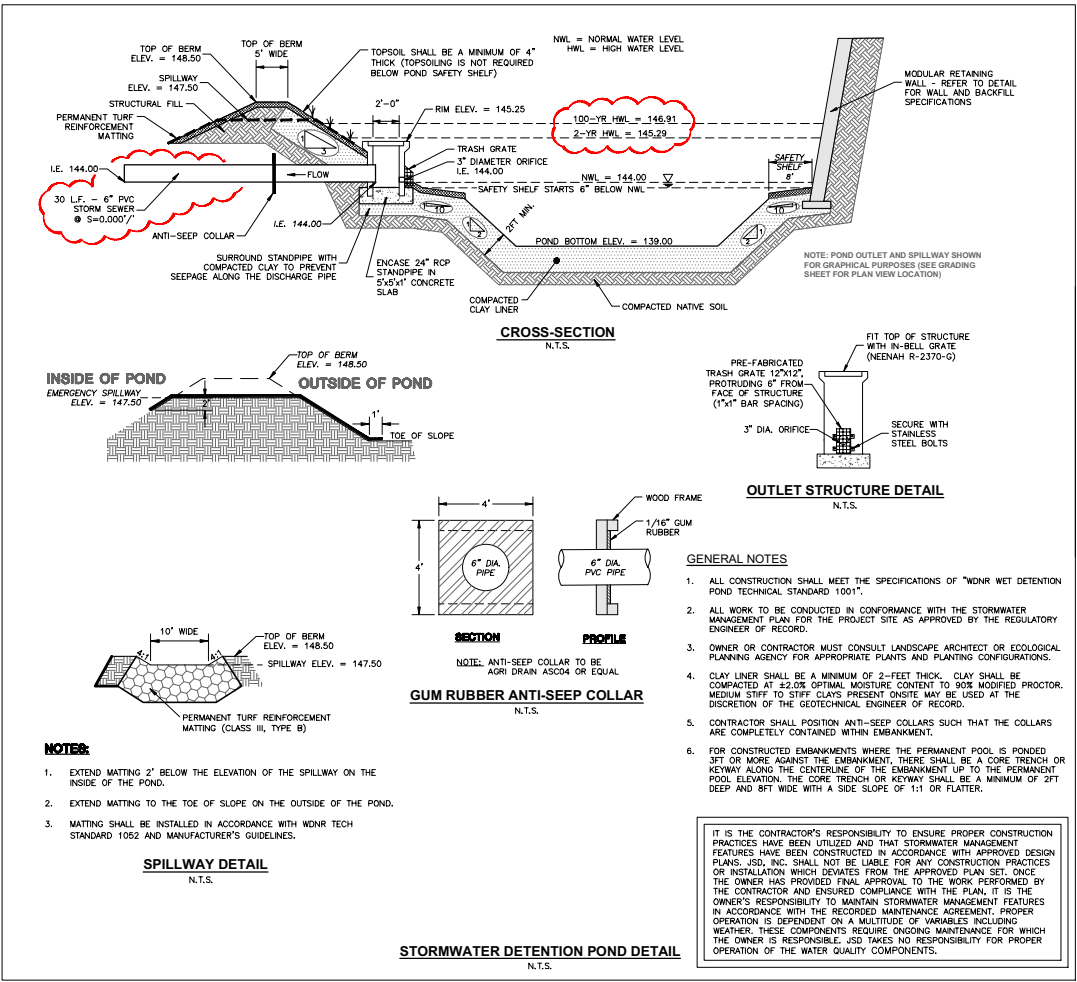
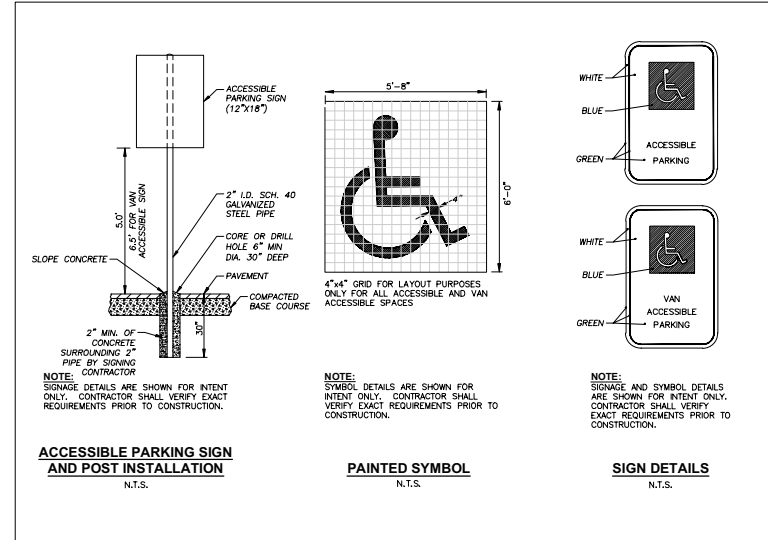
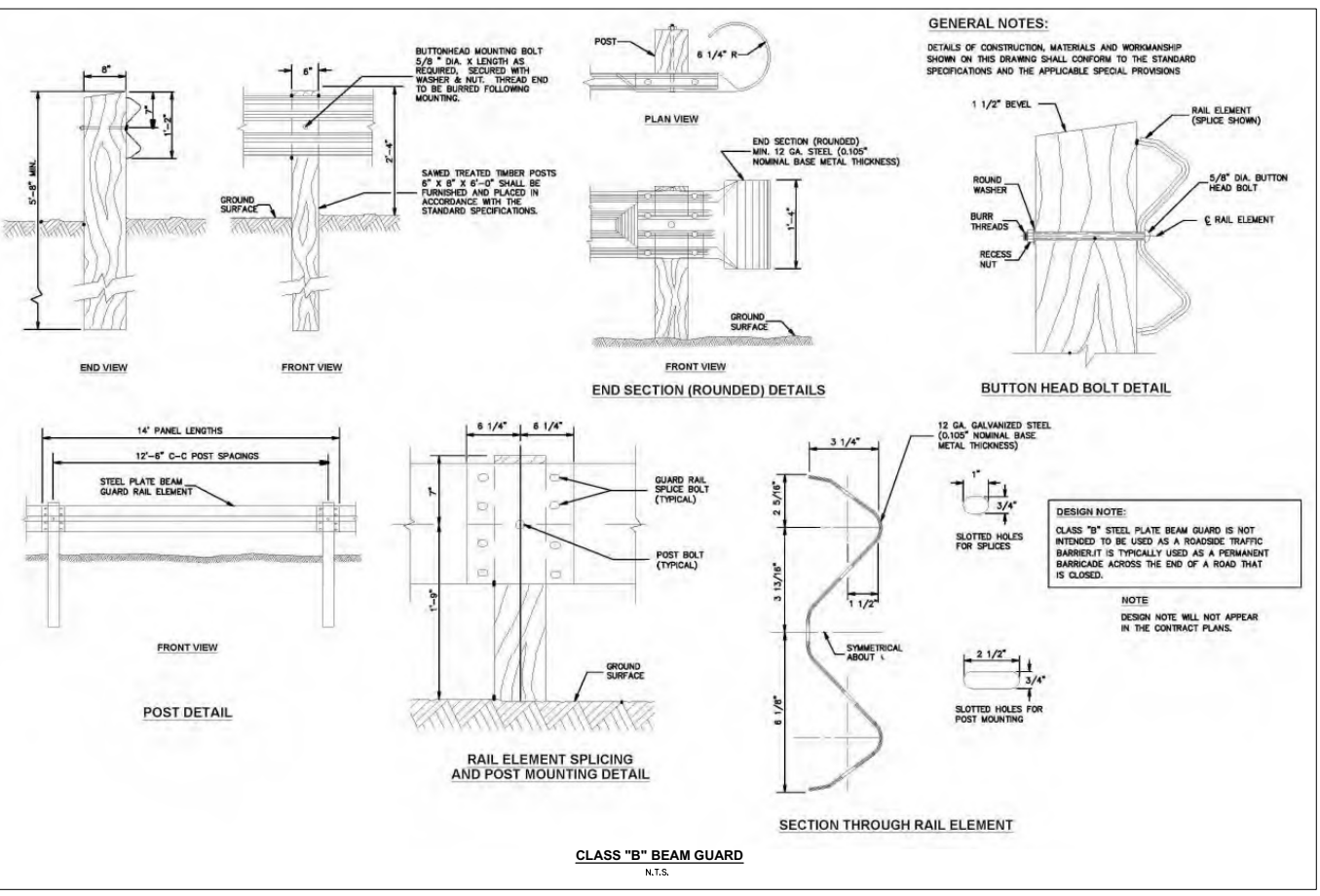
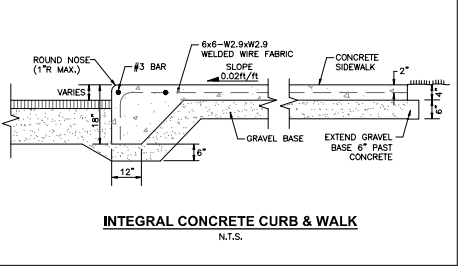
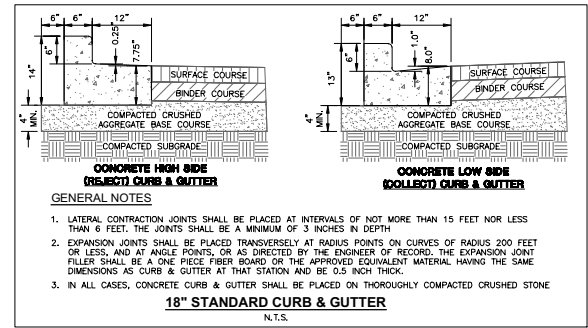
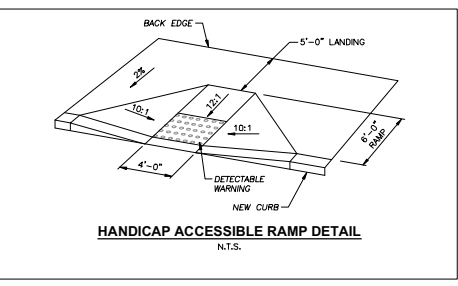
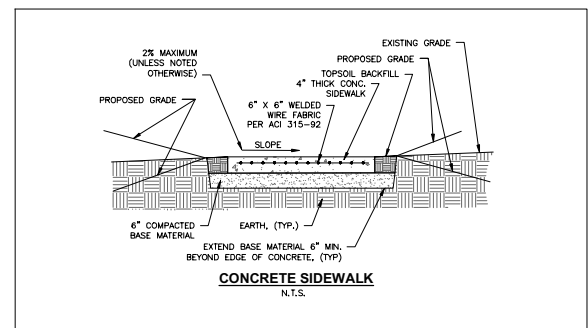
JOB: 3409
DRAWN: JJS
CHECKED: RWJ
DATE: 08-16-2022
SHEET: **C5.0**

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Huntington 102 (810) 543-2200
www.DiggerHotline.com

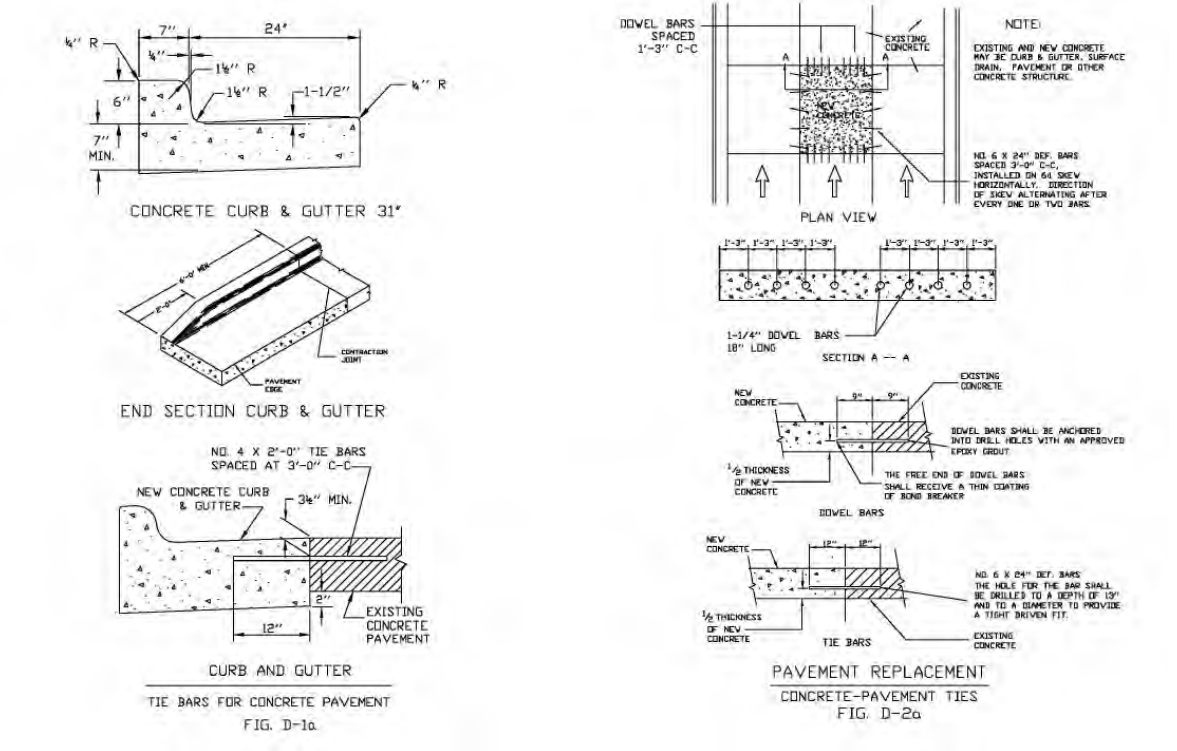
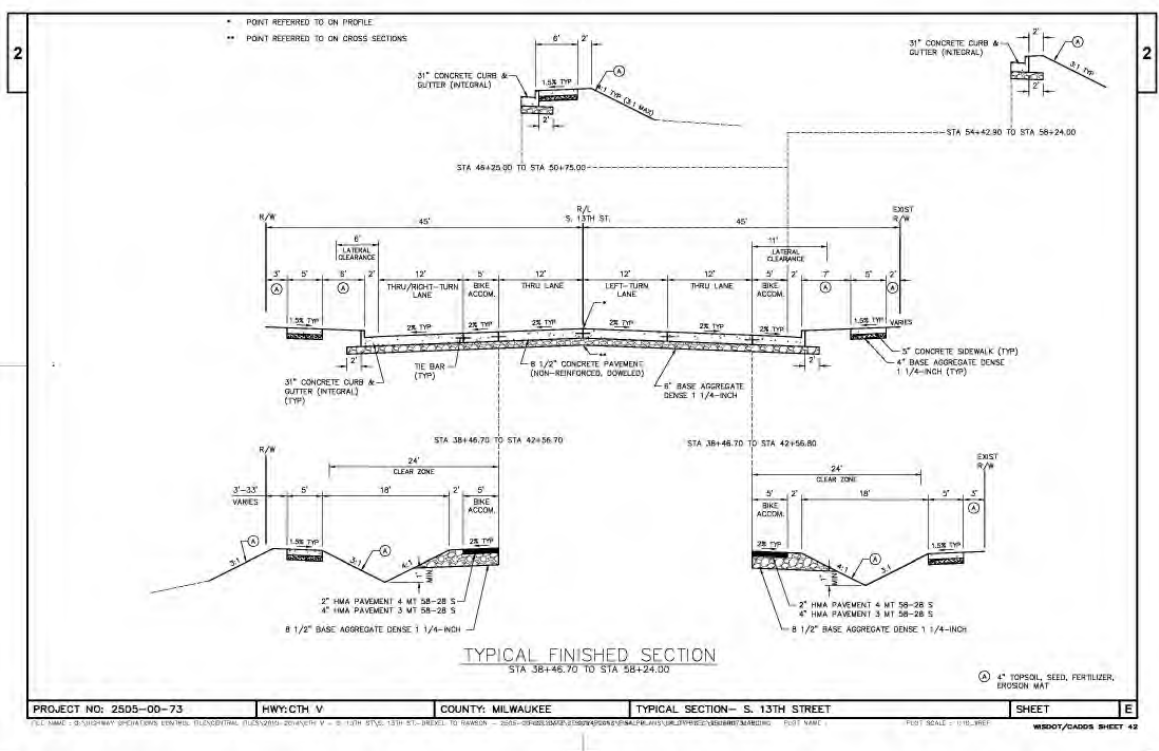
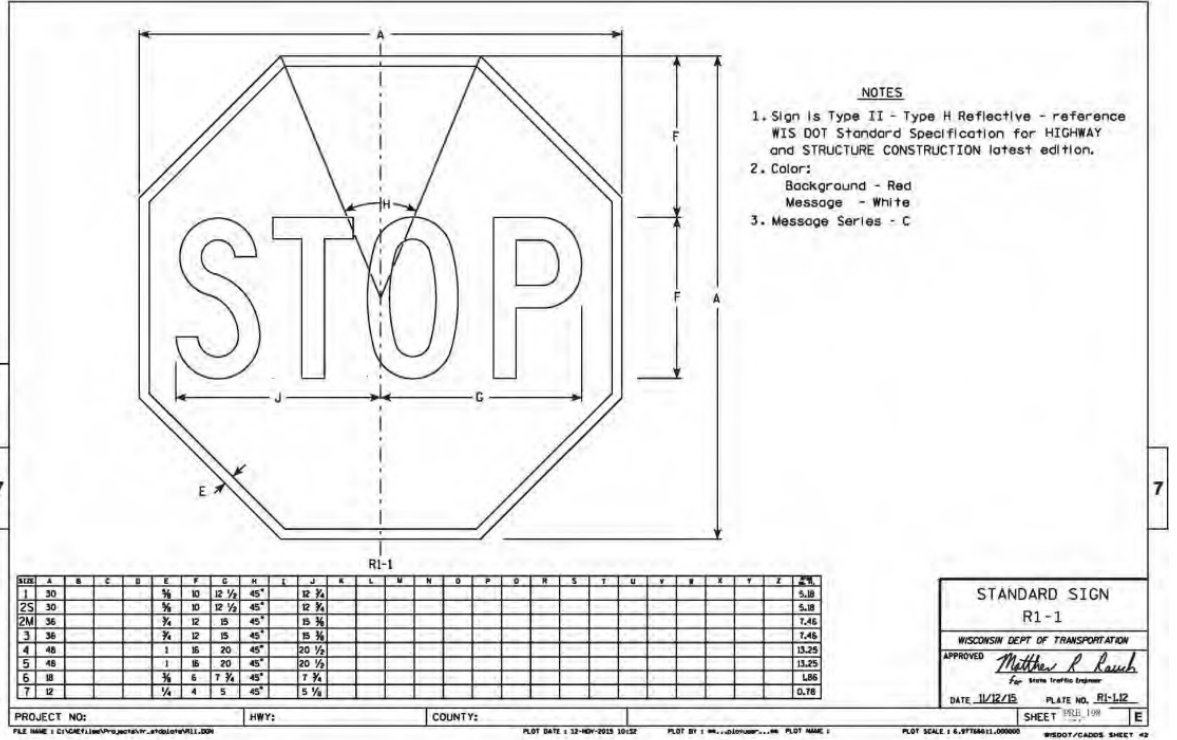
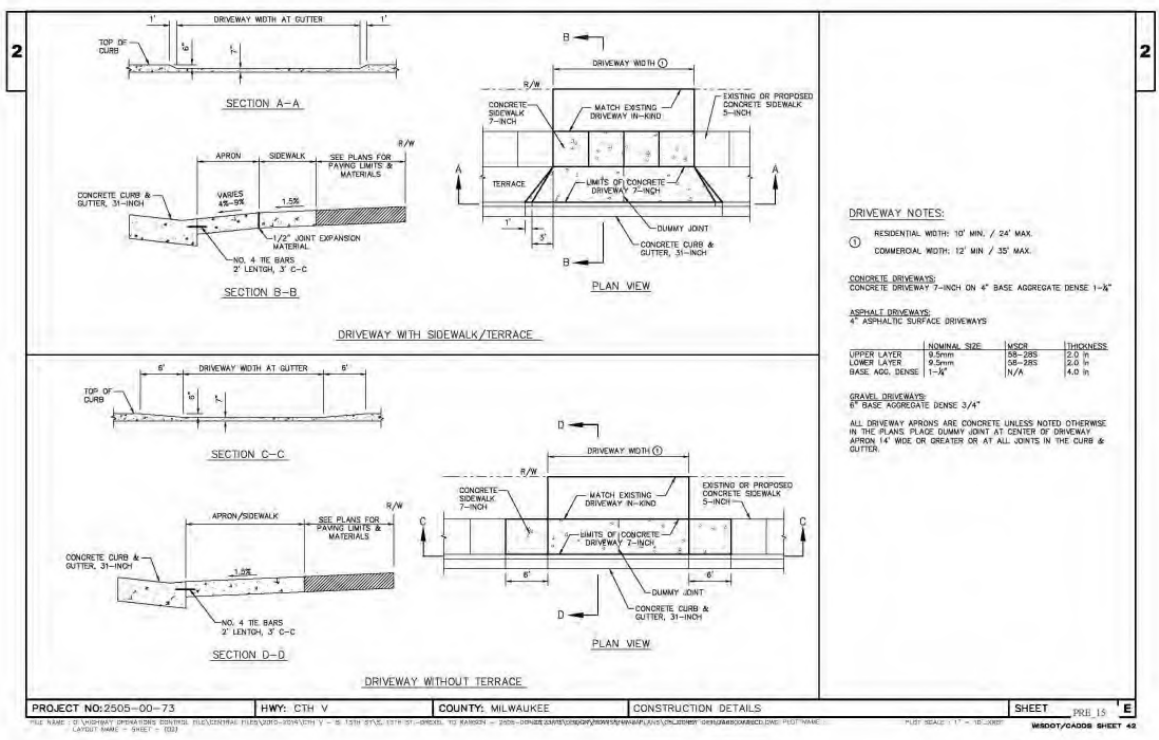
JSD
MILWAUKEE REGIONAL OFFICE
7038 N.1610 BUSSE ROAD, SUITE 100
WALWORTH, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11484
JSD PROJ. MGR.: JMM

Revision	Comments	Date
1	REVISED TO OAK CREEK PLANNING COMMISSION COMMENTS	11/17/2022
2	MILWAUKEE COUNTY HIGHWAY COMMENTS	11/16/2022
3	CLT AND REBAR COMMENTS	07/27/2023

JOB:	3409
DRAWN:	JJS
CHECKED:	RWJ
DATE:	08-16-2022
SHEET:	C5.1



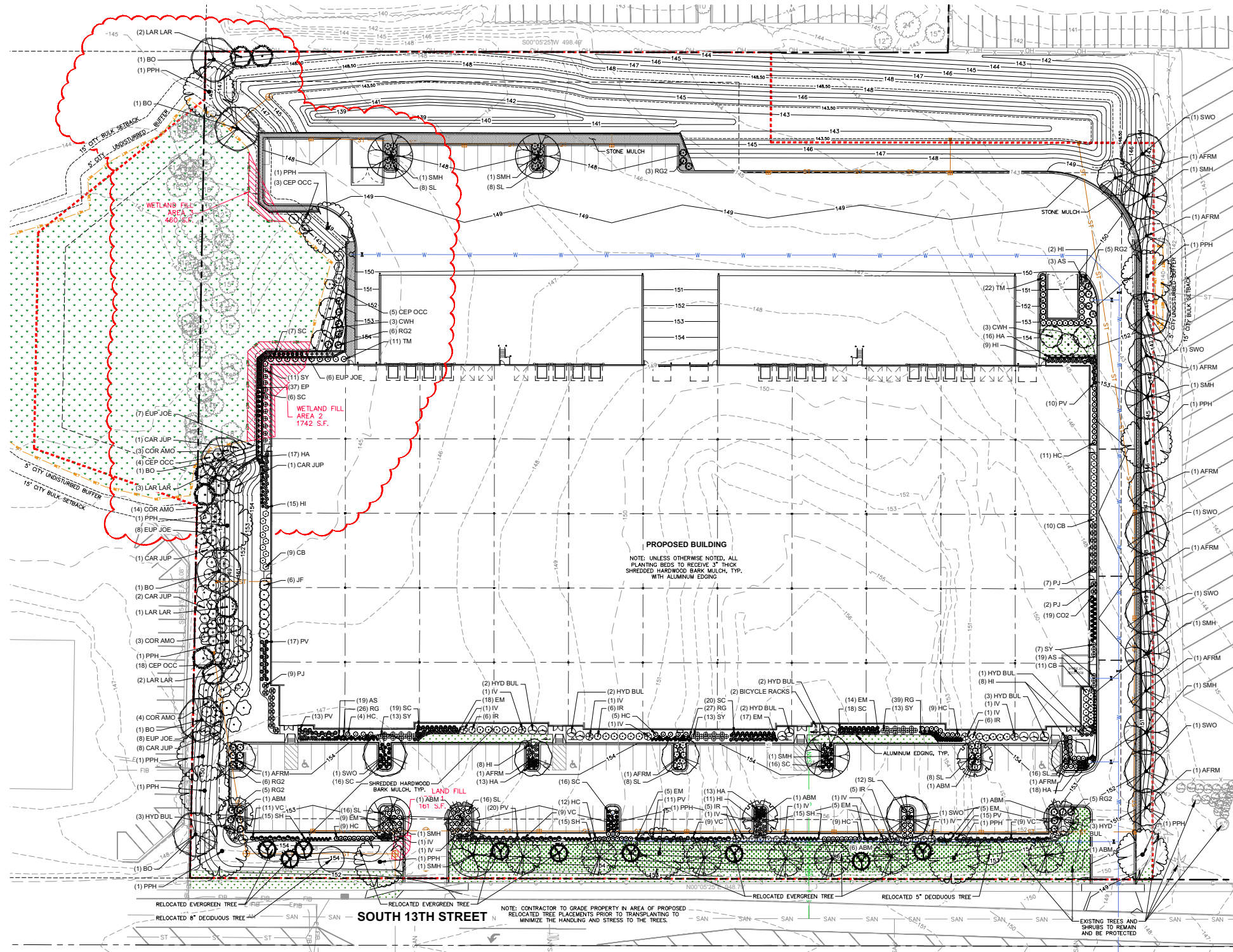
Revision	Comments
1	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS
2	MILWAUKEE COUNTY HIGHWAY COMMENTS
3	CLT AND REBAR COMMENTS
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- MILWAUKEE CO. NOTES**
- ALL WORK WITHIN MILWAUKEE COUNTY HIGHWAY RIGHT-OF-WAY (DRIVEWAYS/ STREETS, UTILITY CONNECTIONS, ETC.) SHALL CONFORM TO COUNTY SPECIFICATIONS AND REQUIREMENTS.
 - PAVEMENT RESTORATION SHALL BE DONE ACCORDING TO STATE PROJECT PLAN 2505-00-73 / S. 13TH ST PLAN (CTH V). RESTORE GRASSED AREAS WITH SOG AND TOPSOIL.
 - WHEN IT IS REQUIRED TO REMOVE CONCRETE PAVEMENT AND/OR CONCRETE CURB AND GUTTER, THE CONCRETE SHALL BE SAW-CUT FULL DEPTH. THE REMOVAL SHALL BE FROM JOINT TO JOINT LONGITUDINALLY AS WELL AS TRANSVERSELY (THE ENTIRE SLAB).
 - THE CONCRETE CURB AND GUTTER REPLACEMENT SHALL BE DOWELED TO THE EXISTING PAVEMENT WITH DRILLED AND DRIVEN NO. 4 EPOXY-COATED, 24-INCH DEFORMED BARS PLACED 36 INCHES C-C.
 - THE CONCRETE PAVEMENT REPLACEMENT SHALL BE DOWELED TO THE EXISTING PAVEMENT WITH DRILLED AND DRIVEN NO. 6 EPOXY-COATED, 24-INCH DEFORMED BARS PLACED 36 INCHES C-C, EXCEPT IN WHEEL PATHS, WHERE FOUR 1" DOWELS, 15 INCHES C-C, SHALL BE PLACED.
 - ALL REPLACEMENT PAVEMENT JOINTS SHALL BE PARALLEL TO EXISTING JOINTS. DIAGONAL, ANGLED OR ARCHED JOINTS ARE NOT ALLOWED.
 - THE REPLACEMENT PAVEMENT SHALL BE THE SAME THICKNESS AS THE ADJACENT PAVEMENT AND THE PAVEMENT REPLACEMENT MIX SHALL BE HIGH EARLY (7 BAG MIX) PORTLAND CEMENT CONCRETE.
 - ALL EXCAVATED AREAS UNDER PAVEMENT SHALL BE BACKFILLED WITH SLURRY (GAS COMPANY 'SLURRY' AGGREGATE MIX NO. 2). THE CONTRACTOR SHALL MAINTAIN THE PAVEMENT TRENCH SURFACE WITH A TEMPORARY ASPHALT SURFACE UNTIL SUCH TIME AS THE CONTRACTOR PLACES THE PERMANENT PORTLAND CEMENT CONCRETE PAVEMENT.
 - CONTRACTOR SHALL CALL (414) 297-5910 TWO (2) BUSINESS DAYS IN ADVANCE TO SCHEDULE AN INSPECTION PRIOR TO CONSTRUCTION OF PAVEMENT, CURB AND GUTTER, AND SIDEWALK, AND AFTER OTHER RESTORATION (SHOULDERS, SOG, ETC.) HAS BEEN PLACED.
 - THE COUNTY TRUNK HIGHWAY SHALL BE SWEEPED AS NEEDED DURING WORK HOURS AND AT THE END OF EACH DAY.



JOB: 3409
 DRAWN: JJS
 CHECKED: RWJ
 DATE: 08-16-2022
 SHEET: C5.2



PLANT SCHEDULE

Code	Qty	Botanical/Common	Root	Planting Size	Planting Ht	Mature Ht
DECIDUOUS TREES						
AFRM	11	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	B & B	2.5' Cal	12'	40'
ABM	12	Acer x freemanii 'Jeffers' TM / Autumn Blaze Freeman Maple	B & B	2.5' Cal	12'	40'
CAR JUP	13	Carpinus caroliniana 'J.N. Upright' TM / Firespire American Hornbeam	B & B	2.5' Cal	12'	40'
PPH	13	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5' Cal	12'	40'
SHM	9	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5' Cal	12'	40'
SWO	7	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	12'	40'
BO	6	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal	12'	40'
EVERGREEN TREES						
LAR LAR	8	Larix laricina / Tamarack	B & B	6'	6'	30'
DECIDUOUS SHRUBS						
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
CB	30	Cornus baileyi / Bailey's Red-twig Dogwood	Cont.	#3	Min. 12"-24"	6'
CEP OCC	30	Cephalanthus occidentalis / Buttonbush	Cont.	#3	Min. 24"-36"	3'
COR AMO	24	Cornus amomum / Silky Dogwood	Cont.	#3	Min. 24"-36"	4'
CWH	6	Hamelis virginiana / Common Witch Hazel	B & B	5"	Min. 60"	10'
SL	92	Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle	Cont.	#3	Min. 12"-24"	3'
HC	59	Cotoneaster lucida / Hedge Cotoneaster	Cont.	#3	Min. 24"-36"	4'
HI	53	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	#3	Min. 12"-24"	3'
HYD BUL	18	Hydrangea paniculata 'Bulk' TM / Quick Fire Panicle Hydrangea	Cont.	#3	Min. 18"-24"	4'
IV	12	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	Cont.	#3	Min. 24"-36"	3'
IR	28	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	Cont.	#3	Min. 24"-36"	3'
PJ	18	Rhus typhina 'Jelani' TM / Amber Jubilee Ninebark	Cont.	#3	Min. 24"-36"	6'
RG2	33	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	Min. 36" Wide	3'
SY	57	Syringa x 'SMSDTL' TM / Little Darling Lilac	Cont.	#3	Min. 12"-24"	5'
VC	38	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	Cont.	#3	Min. 12"-24"	3'
EVERGREEN SHRUBS						
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
JF	6	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	#5	Min. 24"-36"	3'
TM	55	Taxus x media 'Everlow' / Everlow Yew	Cont.	#5	Min. 12" Wide	4'
PERENNIALS & GRASSES						
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
AS	41	Allium x 'Summer Beauty' / Summer Beauty Allium	Cont.	#1	Min. 8"-18"	2'
CO2	19	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	Cont.	#1	Min. 8"-18"	2'
EP	53	Echinacea x 'CBE Cone 2' TM / Pixie Meadowbrite Purple Coneflower	Cont.	#1	Min. 8"-18"	2'
EUP JOE	29	Eupatorium maculatum / Joe Pye Weed	Cont.	#1	Min. 18"-24"	4'
EM	73	Eupatorium maculatum 'Phantom' / Phantom Joe Pye Weed	Cont.	#1	Min. 8"-18"	4'
HA	77	Hemerocallis x 'Chicago Apache' / Daylily	Cont.	#1	Min. 8"-18"	2'
PV	86	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	Min. 8"-18"	3'
IR	92	Rudbeckia hirta 'Goldlocks' / Goldlocks Black-eyed Susan	Cont.	#1	Min. 8"-18"	3'
SC	118	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	Cont.	#1	Min. 8"-18"	2'
SH	45	Sporobolus heterolepis 'Tara' / Prairie Dropseed	Cont.	#1	Min. 8"-18"	3'

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

GENERAL NOTES

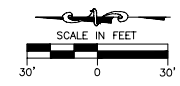
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

---	PROPERTY LINE	-----	KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
---	RIGHT-OF-WAY	-----	NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH
---	EASEMENT LINE	-----	STORMWATER MANAGEMENT AREA
---	BUILDING OUTLINE	---	SANITARY SEWER
---	BUILDING OVERHANG	---	WATERMAIN
---	EDGE OF PAVEMENT	---	STORM SEWER
---	STANDARD CURB AND GUTTER	---	EXISTING SANITARY SEWER
---	ASPHALT PAVEMENT	---	EXISTING WATERMAIN
---	HEAVY DUTY ASPHALT PAVEMENT	---	EXISTING STORM SEWER
---	CONCRETE PAVEMENT	---	RETAINING WALL
---	HEAVY DUTY CONCRETE PAVEMENT	---	FENCE
---	PROPOSED 1 FOOT CONTOUR	---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	PROPOSED 5 FOOT CONTOUR	---	ADA PARKING SIGN
---	EXISTING 1 FOOT CONTOUR	---	BOLLARD
---	EXISTING 5 FOOT CONTOUR	---	BOLLARD WITH ADA PARKING SIGN
---		---	ALUMINUM EDGING

SHEET INDEX

L1.0	SITE LANDSCAPE PLAN
L1.1	SITE LANDSCAPE PLAN SOUTH
L1.2	SITE LANDSCAPE PLAN NORTH
L2.0	SITE LANDSCAPE DETAILS & NOTES

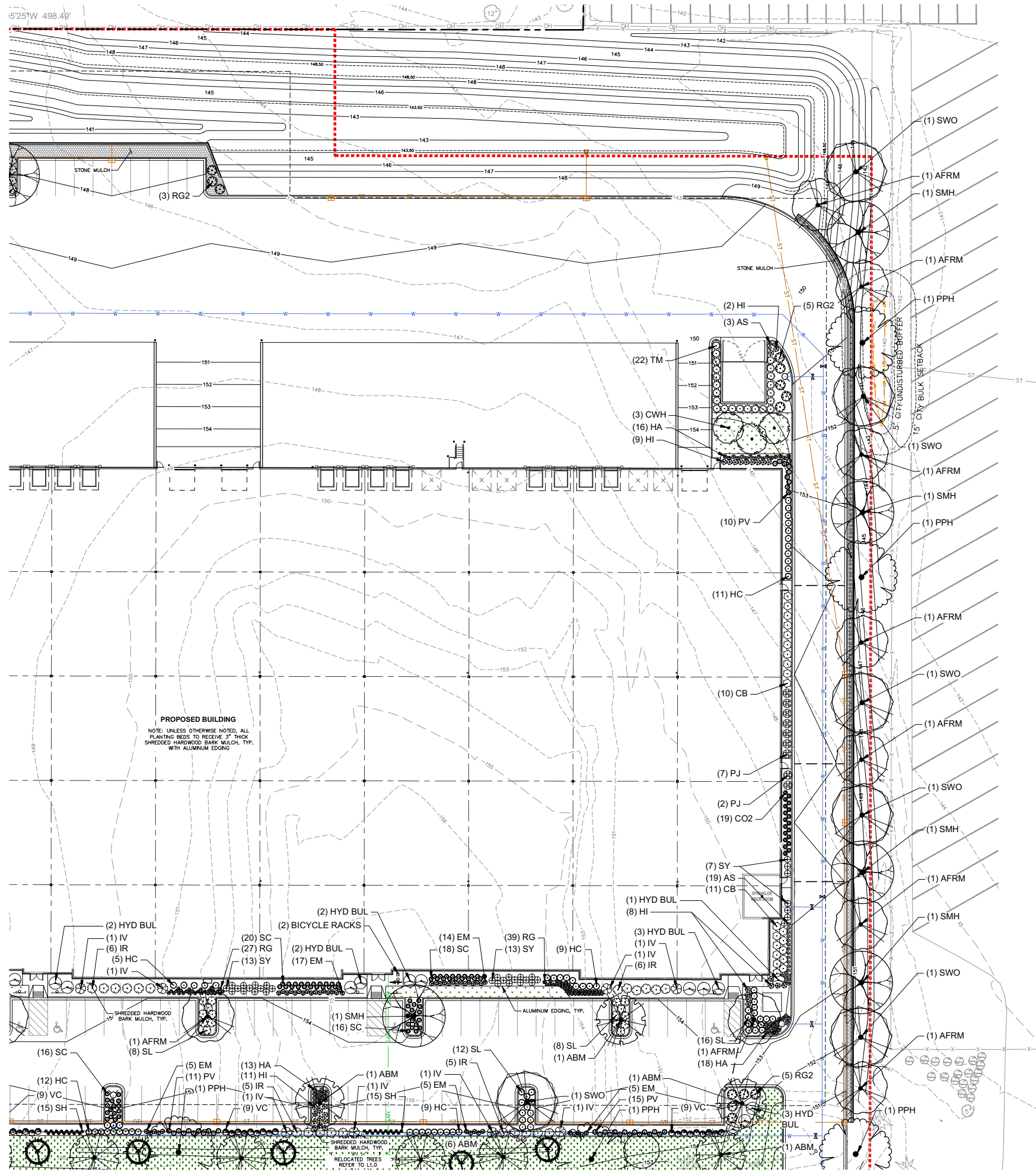


SITE LANDSCAPE PLAN

NEW BUILDING FOR: OAK CREEK PARTNERS OAK CREEK, WI

Date:	08/16/2022	Revision:	
Drawn:	MA	Checked:	KB
Date:	08-16-2022	Date:	08-16-2022
Scale:	AS SHOWN	Scale:	AS SHOWN
Project:	3409	Project:	3409
Sheet:	L1.0	Sheet:	L1.0

5'25"W 498.49'



PROPOSED BUILDING
 NOTE: UNLESS OTHERWISE NOTED, ALL PLANTING BEDS TO RECEIVE 3" THICK SHREDDED HARDWOOD BARK MULCH, TYP. WITH ALUMINUM EDGING

PLANT SCHEDULE

Code	Qty	Botanical/Common	Root	Planting Size	Planting Ht	Mature Ht
AFRM	11	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	B & B	2.5' Cal	12'	40'
ABM	12	Acer x freemanii 'Jeffrey' TM / Autumn Blaze Freeman Maple	B & B	2.5' Cal	12'	40'
CAR JUP	13	Carpinus caroliniana 'N. Upright' TM / Firespire American Hornbeam	B & B	2.5' Cal	12'	40'
PFH	13	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5' Cal	12'	40'
SMH	9	Quercus bicolor 'Shademaster' TM / Shademaster Locust	B & B	2.5' Cal	12'	40'
SWO	7	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	12'	40'
BO	6	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal	12'	40'

Code	Qty	Botanical/Common	Root	Planting Size	Size at Planting	Mature Ht
LAR LAR	8	Larix laricina / Tamarack	B & B	6'	6'	30'

Code	Qty	Botanical/Common	Root	Cont. Size	Min. at Planting	Mature Ht
CB	30	Cornus baileyi / Bailey's Red-twig Dogwood	Cont.	#3	Min. 12"-24"	6'
CEP OCC	30	Cephalanthus occidentalis / Buttonbush	Cont.	#3	Min. 24"-36"	3'
COR AMO	24	Cornus amomum / Silky Dogwood	Cont.	#3	Min. 24"-36"	4'
CWH	6	Hamelis virginiana / Common Witch Hazel	B & B	5"	Min. 60"	10'
SL	92	Sierriella loricata 'Jewel' / Jewel Bush Honeysuckle	Cont.	#3	Min. 12"-24"	3'
HC	59	Cotoneaster lucida / Hedge Cotoneaster	Cont.	#3	Min. 24"-36"	4'
HI	53	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	#3	Min. 12"-24"	3'
HYD BUL	18	Hydrangea paniculata 'Bulk' TM / Quick Fire Panicle Hydrangea	Cont.	#3	Min. 18"-24"	4'
IV	12	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	Cont.	#3	Min. 24"-36"	3'
IR	28	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	Cont.	#3	Min. 24"-36"	3'
HA	18	Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark	Cont.	#3	Min. 24"-36"	6'
RG2	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	Min. 36" Wide	3'
SY	57	Syringa x 'SMSDTL' TM / Little Darling Lilac	Cont.	#3	Min. 12"-24"	5'
VC	38	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	Cont.	#3	Min. 12"-24"	3'

Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
JP	6	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	#5	Min. 24"-36"	3'
TM	55	Taxus x media 'Everlow' / Everlow Yew	Cont.	#5	Min. 12" Wide	4'

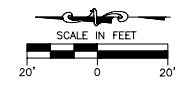
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
AS	37	Allium x 'Summer Beauty' / Summer Beauty Allium	Cont.	#1	Min. 8"-18"	2'
CO2	19	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	Cont.	#1	Min. 8"-18"	2'
EP	53	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	Cont.	#1	Min. 8"-18"	2'
EUP JOE	29	Eupatorium maculatum 'Joe Pye Weed'	Cont.	#1	Min. 18"-24"	4'
EM	72	Eupatorium maculatum 'Phantom' / Phantom Joe Pye Weed	Cont.	#1	Min. 8"-18"	4'
HA	77	Hemerocallis x 'Chicago Apache' / Daylily	Cont.	#1	Min. 8"-18"	2'
PV	86	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	Min. 8"-18"	3'
RG	81	Rudbeckia hirta 'Goldlocks' / Goldlocks Black-eyed Susan	Cont.	#1	Min. 8"-18"	3'
SC	115	Schizachyrium scoparium 'Carouse' / Carousel Little Bluestem	Cont.	#1	Min. 8"-18"	2'
SH	45	Sporobolus heterolepis 'Tara' / Prairie Droopseed	Cont.	#1	Min. 8"-18"	3'

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
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3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

	PROPERTY LINE		KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
	RIGHT-OF-WAY		NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH
	EASEMENT LINE		STORMWATER MANAGEMENT AREA
	BUILDING OUTLINE		SANITARY SEWER
	BUILDING OVERHANG		WATERMAIN
	EDGE OF PAVEMENT		STORM SEWER
	STANDARD CURB AND GUTTER		EXISTING SANITARY SEWER
	ASPHALT PAVEMENT		EXISTING WATERMAIN
	HEAVY DUTY ASPHALT PAVEMENT		EXISTING STORM SEWER
	CONCRETE PAVEMENT		RETAINING WALL
	HEAVY DUTY CONCRETE PAVEMENT		FENCE
	PROPOSED 1 FOOT CONTOUR		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	PROPOSED 5 FOOT CONTOUR		ADA PARKING SIGN
	EXISTING 1 FOOT CONTOUR		BOLLARD
	EXISTING 5 FOOT CONTOUR		BOLLARD WITH ADA PARKING SIGN
			ALUMINUM EDGING



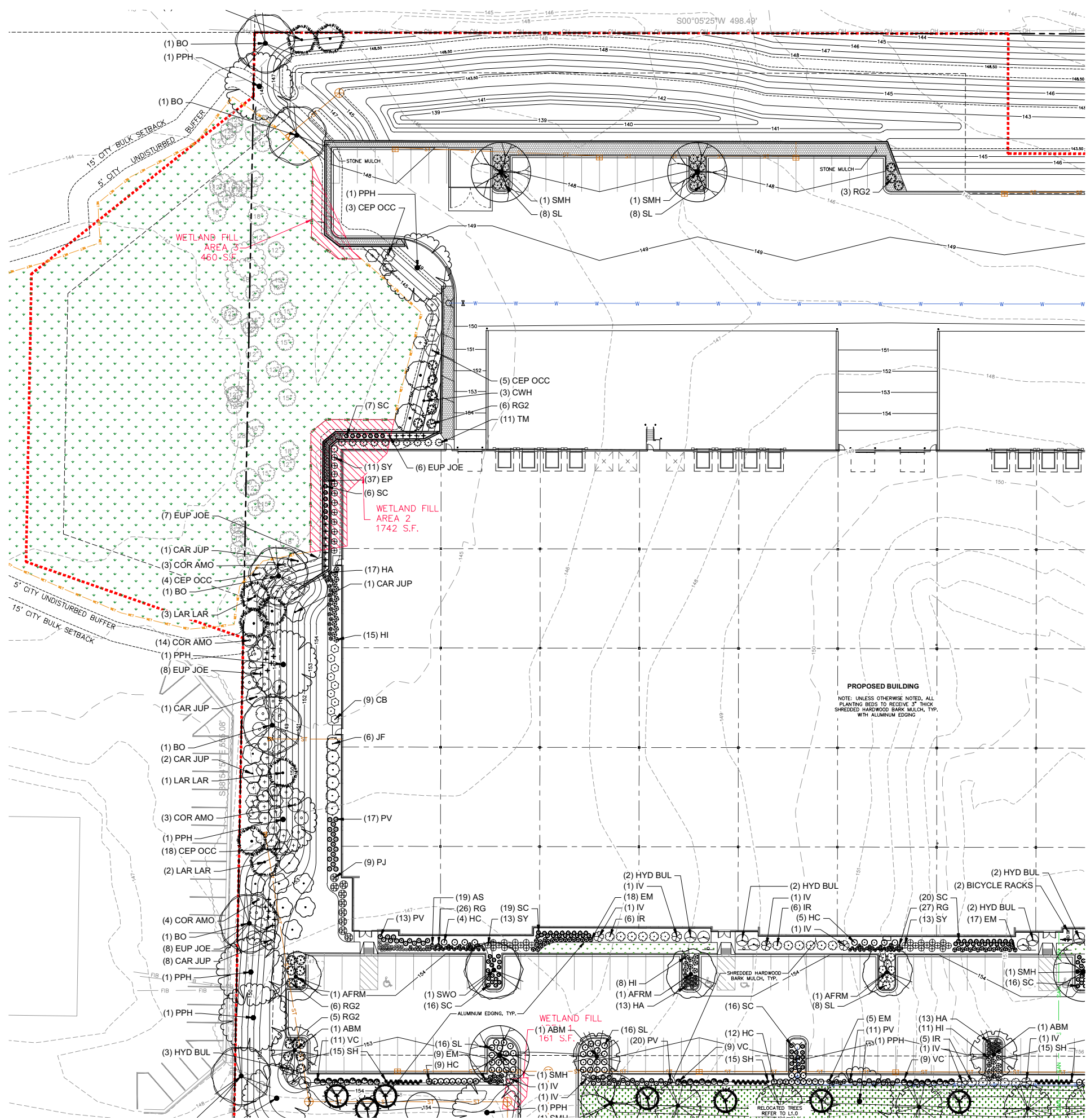
SHEET TITLE
SITE LANDSCAPE PLAN
SOUTH

NEW BUILDING FOR:
OAK CREEK PARTNERS
 OAK CREEK, WI

Date:	11/17/2022	Revision:	
Drawn by:	MA	Checked by:	KB
Date:	08-16-2022	Scale:	AS SHOWN
Sheet:	L1.1	Job No.:	3409

DIGGERS ON CALL
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7510
 Invoicing Inmate (708) 562-2289
 P. 262.513.0666
 JSD PROJ. NO.: 22-11484
 JSD PROJ. MGR.: FWH

JSD
 MILWAUKEE REGIONAL OFFICE
 W208 N1610 BUSSE ROAD, SUITE 100
 WAUWATOSA, WISCONSIN 53188
 P. 262.513.0666
 JSD PROJ. NO.: 22-11484
 JSD PROJ. MGR.: FWH



PLANT SCHEDULE

DECIDUOUS TREES						
Code	Qty	Botanical/Common	Root	Planting Size	Planting Ht	Mature Ht
AFRM	11	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	B & B	2.5' Cal	12'	40'
ABM	12	Acer x freemanii 'Jeffers' TM / Autumn Blaze Freeman Maple	B & B	2.5' Cal	12'	40'
CAR JUP	13	Carpinus caroliniana 'J.N. Upright' TM / Firespire American Hornbeam	B & B	2.5' Cal	12'	40'
PPH	13	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5' Cal	12'	40'
SMH	9	Quercus prinus 'Inermis' / Shademaster TM / Shademaster Locust	B & B	2.5' Cal	12'	40'
SHO	7	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	12'	40'
BO	6	Quercus macrocarpa / Burr Oak	B & B	2.5' Cal	12'	40'

EVERGREEN TREES						
Code	Qty	Botanical/Common	Root	Planting Size	Size at Planting	Mature Ht
LAR LAR	8	Larix laricina / Tamarack	B & B	6'	6'	30'

DECIDUOUS SHRUBS						
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
CB	30	Cornus bailey / Bailey's Red-twig Dogwood	Cont.	#3	Min. 12"-24"	6'
CEP OCC	30	Cephalanthus occidentalis / Buttonbush	Cont.	#3	Min. 24"-36"	3'
COR AMO	24	Cornus amomum / Sable Dogwood	Cont.	#3	Min. 24"-36"	4'
CWH	6	Hatanellis virginiana / Common Witch Hazel	B & B	5"	Min. 60"	30'
SL	92	Dicentra ionocera 'Jewel' / Jewel Bush HoneySuckle	Cont.	#3	Min. 12"-24"	3'
HC	59	Cotoneaster lucida / Hedge Cotoneaster	Cont.	#3	Min. 24"-36"	4'
HI	53	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	#3	Min. 12"-24"	3'
HYD BUL	18	Hydrangea paniculata 'Bulk' TM / Quick Fire Panicle Hydrangea	Cont.	#3	Min. 18"-24"	4'
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PJ	18	Physocarpus opulifolius 'Izumi' TM / Amber Jubilee Ninebark	Cont.	#3	Min. 24"-36"	6'
RG2	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	Min. 36" Wide	3'
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JF	6	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	#5	Min. 24"-36"	3'
TM	55	Taxus x media 'Everlow' / Everlow Yew	Cont.	#5	Min. 12" Wide	4'

PERENNIALS & GRASSES						
Code	Qty	Botanical/Common	Root	Cont. Size	Size at Planting	Mature Ht
AS	37	Allium x 'Summer Beauty' / Summer Beauty Allium	Cont.	#1	Min. 8"-18"	2'
CO2	19	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	Cont.	#1	Min. 8"-18"	2'
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SC	115	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	Cont.	#1	Min. 8"-18"	2'
SH	45	Sporobolus heterolepis 'Tara' / Prairie Dropseed	Cont.	#1	Min. 8"-18"	3'

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

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LEGEND

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---	RIGHT-OF-WAY	-----	NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH
---	EASEMENT LINE	-----	STORMWATER MANAGEMENT AREA
---	BUILDING OUTLINE	---	SANITARY SEWER
---	BUILDING OVERHANG	---	WATERMAN
---	EDGE OF PAVEMENT	---	STORM SEWER
---	STANDARD CURB AND GUTTER	---	EXISTING SANITARY SEWER
---	ASPHALT PAVEMENT	---	EXISTING WATERMAN
---	HEAVY DUTY ASPHALT PAVEMENT	---	EXISTING STORM SEWER
---	CONCRETE PAVEMENT	---	RETAINING WALL
---	HEAVY DUTY CONCRETE PAVEMENT	---	FENCE
---	PROPOSED 1 FOOT CONTOUR	○ ○ ○ ○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	PROPOSED 5 FOOT CONTOUR	●	ADA PARKING SIGN
---	EXISTING 1 FOOT CONTOUR	▲	BOLLARD
---	EXISTING 5 FOOT CONTOUR	▲	BOLLARD WITH ADA PARKING SIGN
---		▲	ALUMINUM EDGING

BRIOHN
DESIGN GROUP
3815 W. WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53227-1909
(414) 755-0505 FAX
(414) 755-0505 FAX

SITE LANDSCAPE PLAN NORTH

NEW BUILDING FOR:
OAK CREEK PARTNERS
OAK CREEK, WI

DATE: 11/17/2022	REVISION: 1	REVISIONS TO OAK CREEK PLANNING COMMISSION COMMENTS	3409
12/16/2022	2	MILWAUKEE COUNTY HIGHWAY COMMENTS	MA
07/13/2023	3	LIGHT AND PARK COMMENTS	KB
			08-16-2022
SHEET:			L1.2

DIGGERS & NOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7510
Hawkes Island TCO: (800) 562-2899
www.DiggerstoOnline.com

JSD
MILWAUKEE REGIONAL OFFICE
W238 N910 BUSSIE ROAD, SUITE 100
WALWAUSA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO. 22-11484
JSD PROJ. MGR. - RW

LANDSCAPE REQUIREMENTS

Table with 2 columns: Species: Scientific Name, Species: Common Name. Includes sections for Deciduous Shrubs, Grasses, and Perennials & Grasses.

Table with 2 columns: Species: Scientific Name, Species: Common Name. Includes sections for Tall Deciduous Trees, Deciduous Shrubs, Grasses & Perennials, and Building Foundation Area.

Table with 2 columns: Species: Scientific Name, Species: Common Name. Includes sections for Deciduous Shrubs, Grasses & Perennials, and Transition Area.

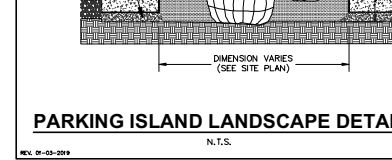
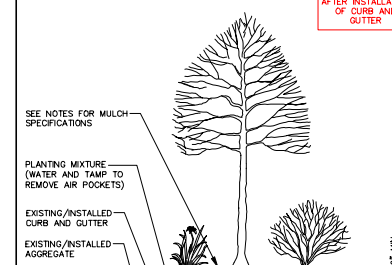
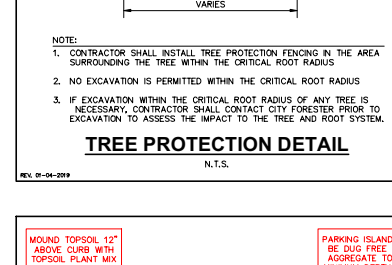
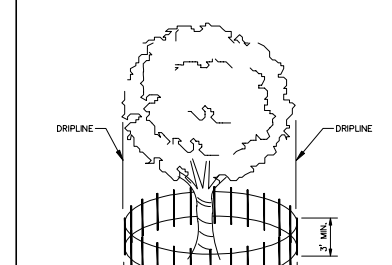
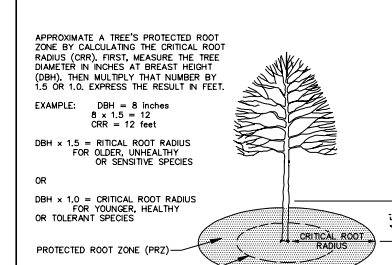
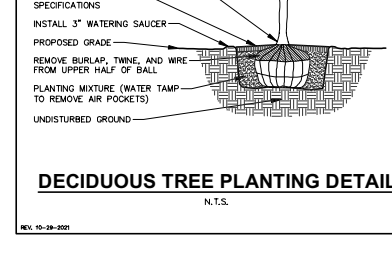
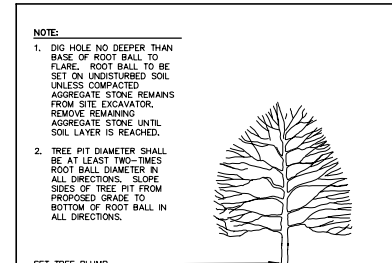
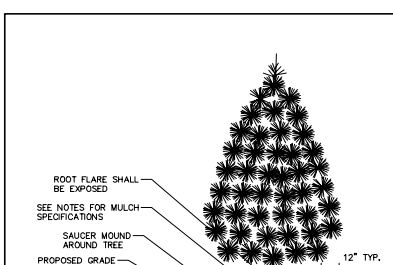
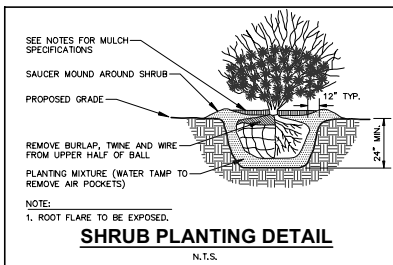
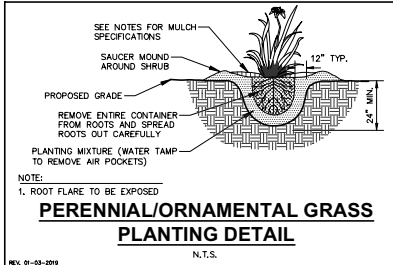
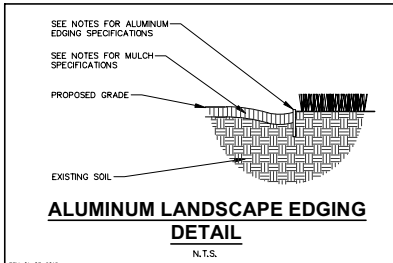
Table with 2 columns: Species: Scientific Name, Species: Common Name. Includes sections for Deciduous Shrubs, Grasses & Perennials, and Transition Area.

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GENERAL NOTES

- 1. GENERAL: ALL WORK IN THE P-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS... 2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY... 3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1...

LANDSCAPE MATERIAL NOTES

- 1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST... 2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE... 3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH...

SEEDING, SODDING, & POND VEGETATION NOTES

- 1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS' MADISON PARKS' GRASS SEED... 2. MATERIALS - NO-MOW FESCUE SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND PRAIRIE NURSERY NO-MOW FESCUE GRASS SEED...

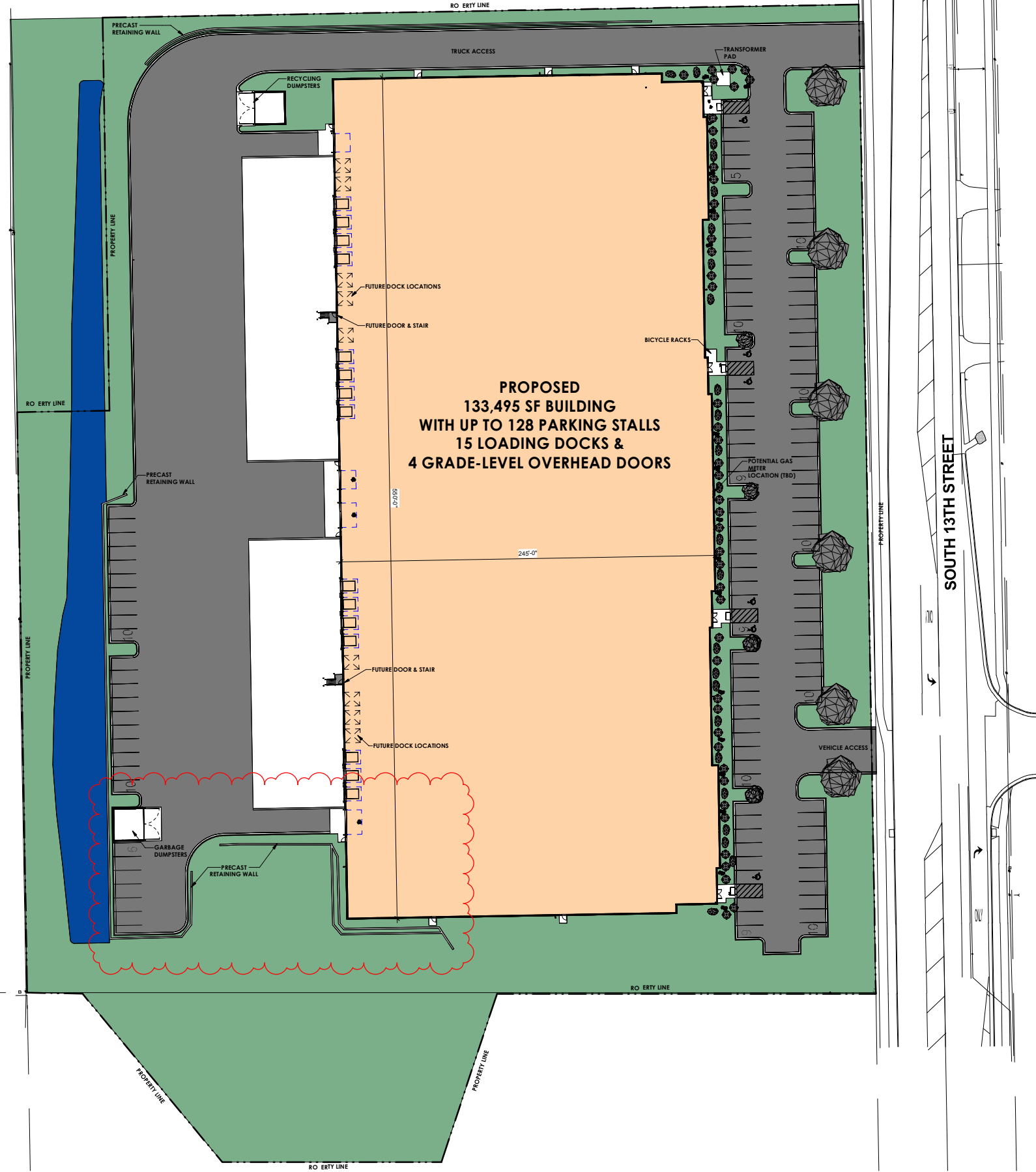
CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE... 2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT... 3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS...

BRIOHN DESIGN GROUP logo and site information: NEW BUILDING FOR: OAK CREEK PARTNERS OAK CREEK, WI OAK CREEK, WI

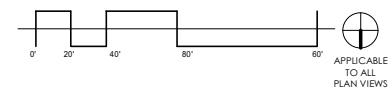
EXISTING TREE NOTES: REFER TO C1.0 SITE DEMOLITION PLAN (16) 12" OR LARGER TREES LOCATED WITHIN THE DISTURBED AREA (11) POOR CONDITION (DEAD OR DYING) REMOVED (10) INVASIVE SPECIES REMOVED (BUCKTHORN AND BOX ELDER) (27) TREES THAT PREVENT SITE DEVELOPMENT REMOVED (NOT ALONG PERIMETER AND IN PRIME AREAS OF DEVELOPMENT) (5) TREES 12" TO 26" REMOVED TO BE REPLACED (15 REPLACEMENT TREES) (3) TREES 30"+ REMOVED TO BE REPLACED (12 REPLACEMENT TREES) (33) TREES TO BE PLANTED TO ACCOUNT FOR REMOVED TREES (71) TREES PLANTED (38) REQUIRED FOR PARKING LOT, TRANSITION ZONE, ETC. (35) REQUIRED FOR REMOVED TREES

DIGGERS & MOTLINE logo and JSD MILWAUKEE REGIONAL OFFICE contact information: Call 811 or (800) 242-8511, 262.513.0666



APPROXIMATE SITE AREA AS SHOWN - 363,573 SF
 BUILDING AREA - 133,495 SF
 ASPHALT AREA - 88,484 SF
 CONCRETE AREA - 28,370 SF
 TOTAL IMPERVIOUS - 250,349 SF
 APPROXIMATE OPEN AREA - 31.1% GREEN SPACE

1 ARCHITECTURAL SITE PLAN
 1" = 31'-0"



ARCHITECTURAL SITE PLAN

NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
 7444 S. 13TH STREET
 OAK CREEK, WI 53089

Date	Revision
07/13/2023	CITY AND WDRS COMMENTS

JOB: 3409
 DRAWN: CW
 CHECKED: MM
 DATE: AUGUST 18, 2022
 SHEET:

DATE	11/13/2023	NO.	3409
CITY AN. W. NR COMMENTS		DRAWN	CW
		CHECKED	CW
		DATE	AUGUST 18, 2022
		SHEET	A1.0

APPLICABLE TO ALL PLAN VIEWS

CODE PLAN GENERAL NOTES	
1	EXITS AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 250 FEET MEASURED ALONG THE LINE OF TRAVEL IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESSWAY WITHOUT TRAVEL OVER OR ON THE SEATS.
2	EGRESS ROUTE & ACCESSIBLE ROUTE SHALL BE RE-EVALUATED FOR FUTURE TENANTS NEEDS IN TENANT SPACES.
3	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. ADDRESS THE NEED FOR 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS. PROVIDE EXTERIOR SIDE LIGHT FIXTURES FOR EXITS. REFER TO ELECTRICAL DRAWINGS.
4	OWNER SHALL PROVIDE ACCESSIBLE DRINKING WATER FACILITIES.
5	EXIT TRAVEL DISTANCE IS LESS THAN 250 FEET.
6	ACCESSIBLE ROUTE FOLLOWS THE SAME PATH AS THE EGRESS PATH REPRESENTED BY RED DASHED LINES ON THE MAIN LEVEL.

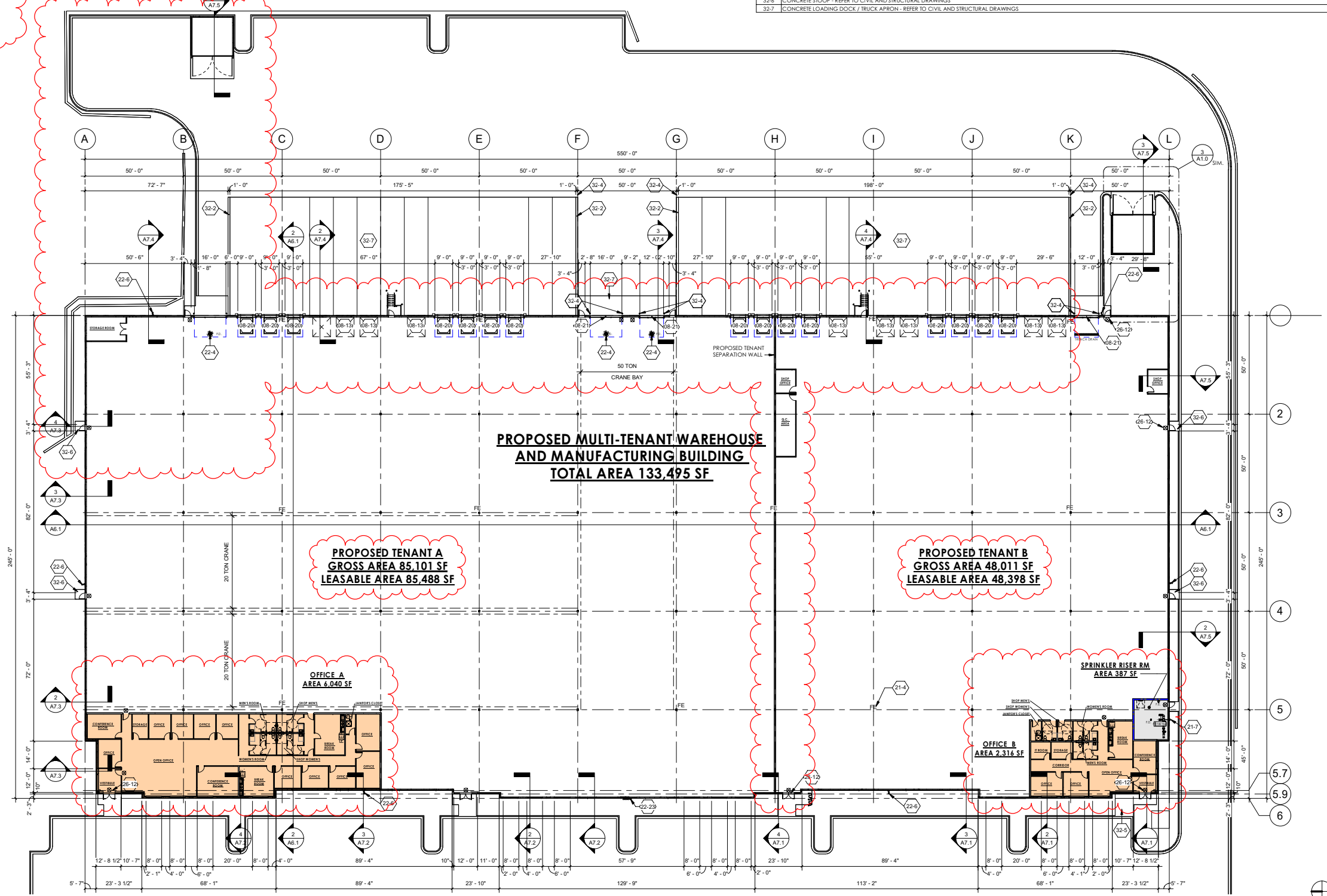
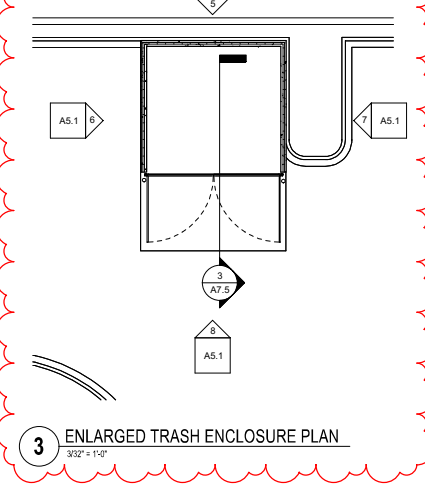
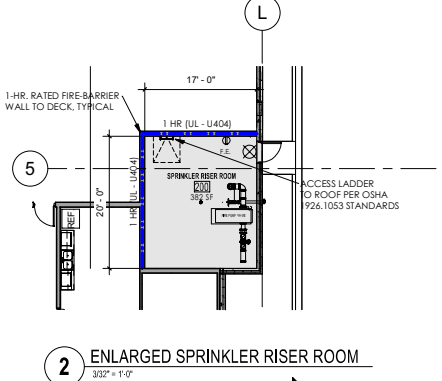
KEYNOTE LEGEND FLOOR PLAN	
MARK	PLAN CODED NOTES
08-13	FUTURE OVERHEAD DOCK DOOR OPENING.
08-20	9'-0" X 10'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND OPERATOR. NOTE PROVIDE SHELTER, AND DOCK LEVELER.
08-21	12'-0" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND VISION WINDOWS (1-PANEL).
21-4	PROVIDE COLUMN-MOUNTED FIRE EXTINGUISHERS. PROVIDE SAFETY STRIPING ON ALL COLUMNS WITH EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
21-7	FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY LOCAL GOVERNING MUNICIPALITY - REFER FLOOR PLAN.
22-4	CATCH BASIN AT DRIVE THRU DOORS WITH STOPPING CONCRETE FLOOR - REFER TO STRUCTURAL AND PLUMBING DRAWINGS.
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
22-23	PROPOSED SCREENED GAS METER LOCATION, FINAL LOCATION TO BE CONFIRMED WITH WE-ENERGIES.
26-12	PROVIDE EXTERIOR CODE REQUIRED EXIT DOOR LIGHT FIXTURES - REFER TO ELECTRICAL PLANS.
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS(S), PAINTED SAFETY YELLOW.
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS.
32-6	CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS.
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS.

FLOOR PLAN LEGEND			
ROOM	ROOM NAME	---	PARTITION TO BE DEMOLISHED
100	ROOM NUMBER	---	DOOR AND FRAME TO BE REMOVED
100	DOOR NUMBER	---	EXISTING PARTITION TO REMAIN
1	PARTITION TYPE	---	EXISTING DOOR TO REMAIN
1	KEYNOTES	---	NEW CONSTRUCTION
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER	---	NEW DOOR & FRAME
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	---	MATCHLINE
+	EXIT LIGHT	---	
+	EXIT LIGHT (DIRECTIONAL)	---	
+	BORROWED LIGHT TAG	---	
+	TOILET ACCESSORY TAG	---	

PRECASTER NOTE:	
PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PRE-FINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS.	

RATED PARTITION LEGEND	
---	1 HOUR RATED FIRE BARRIER WALL
---	2 HOUR RATED FIRE WALL
---	3 HOUR RATED FIRE WALL
---	4 HOUR RATED FIRE WALL

NOTE: PROVIDE MARKING AND IDENTIFICATIONS OF FIRE BARRIER WITH SIGN OR STENCILING AND SPACING PER 2015 IBC 703.7.



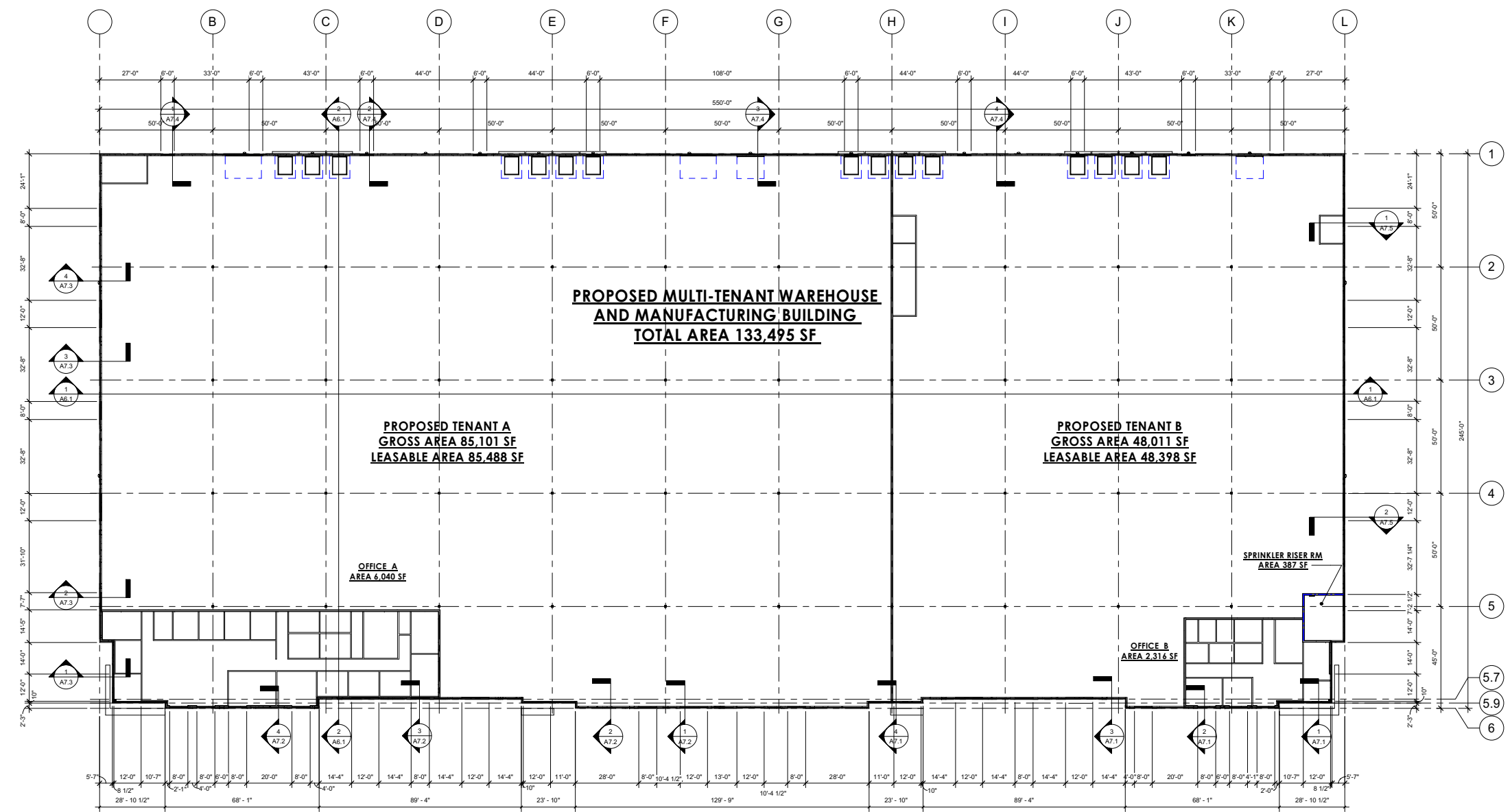
1 OVERALL FIRST FLOOR
3/8" = 1'-0"

RATED PARTITION LEGEND	
	1 HOUR RATED FIRE BARRIER WALL
	2 HOUR RATED FIRE WALL
	3 HOUR RATED FIRE WALL
	4 HOUR RATED FIRE WALL

NOTE:
PROVIDE MARKING AND IDENTIFICATIONS OF FIRE BARRIER WITH SIGN OR STENCILING AND SPACING PER 2015 IBC 703.7.



SHEET TITLE
CLERESTORY FLOOR PLAN



NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
7444 S. 13TH STREET
OAK CREEK, WI 53089

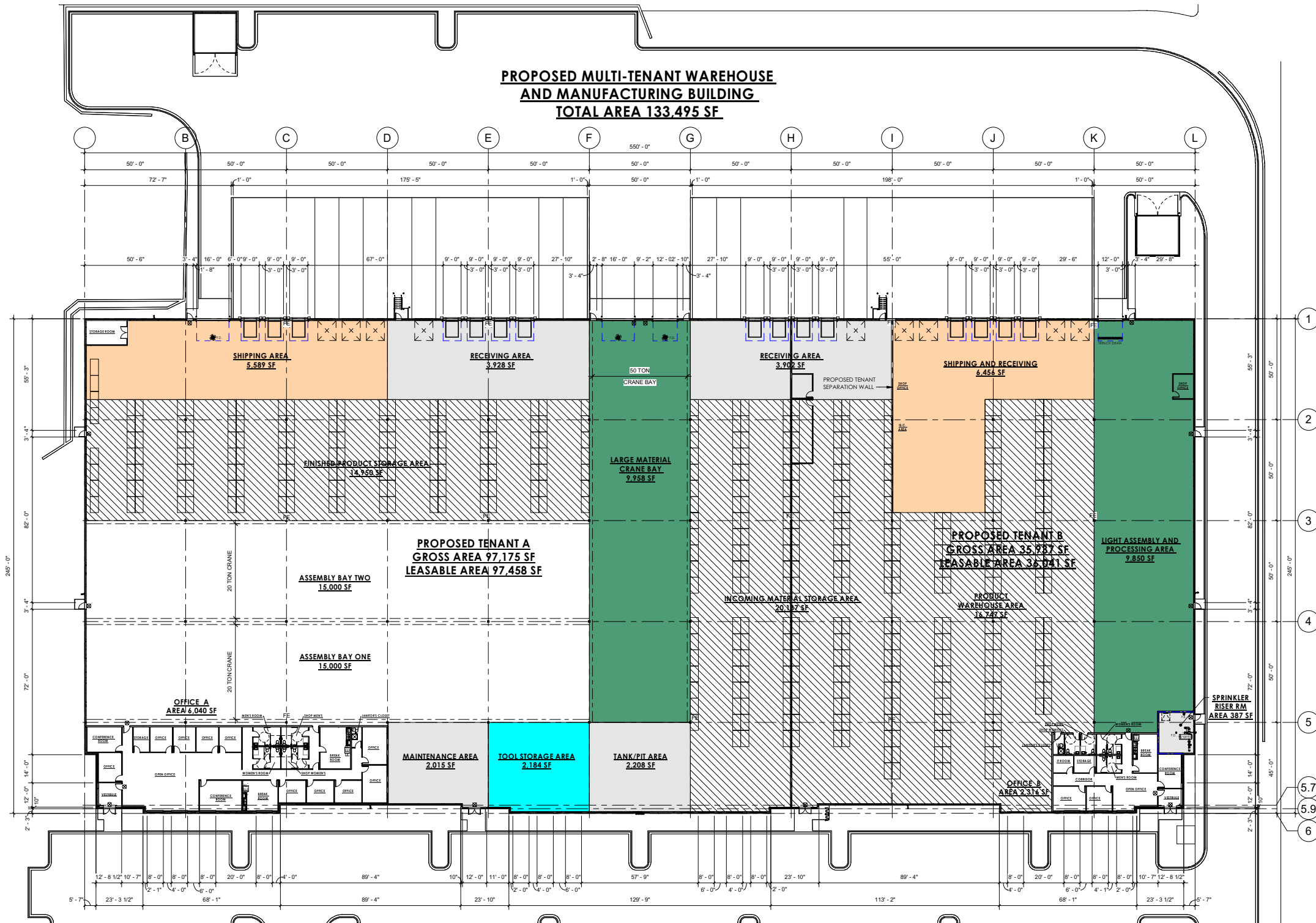
Date	Revision
07/21/23 0.3	

JOB: 3409
DRAWN: CK
CHECKED: DF
DATE: AUGUST 18, 2022

SHEET: **A1.1**

1 CLERESTORY FLOOR PLAN
3/8" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS



SHEET TITLE
**OVERALL FLOOR PLAN -
 RACK LAYOUT**

NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
 7444 S. 13TH STREET
 OAK CREEK, WI 53089

1 OVERALL FIRST FLOOR - RACK LAYOUT
384' x 170'

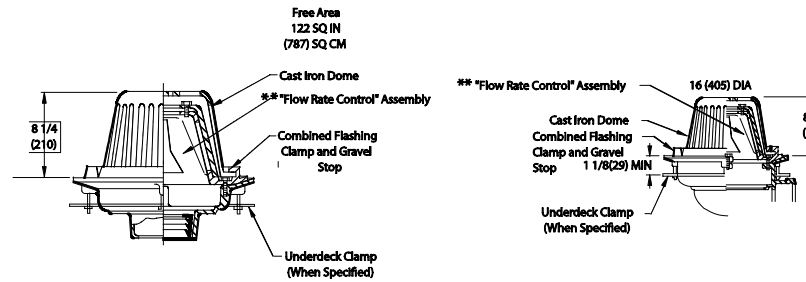
Date	Revision
11/13/23	3

JOB:	3409
DRAWN:	CK
CHECKED:	DF
DATE:	AUGUST 18, 2022
SHEET:	

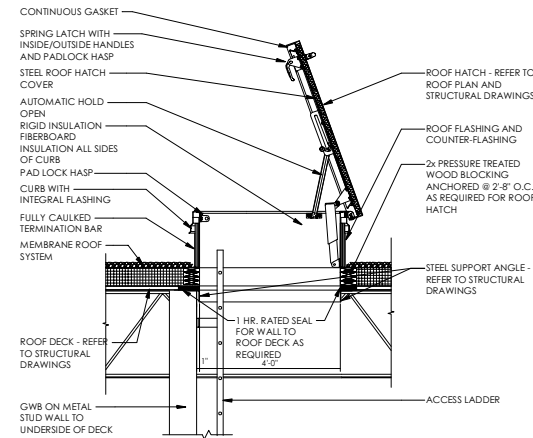
A1.3

APPLICABLE TO ALL PLAN VIEWS

RAINTROL ROOF DRAIN



3 ROOF DRAIN (RAINTROL) DETAIL
3/4" = 1'-0"



2 ROOF HATCH DETAIL
1/2" = 1'-0"

ROOFING SYSTEM NOTES:

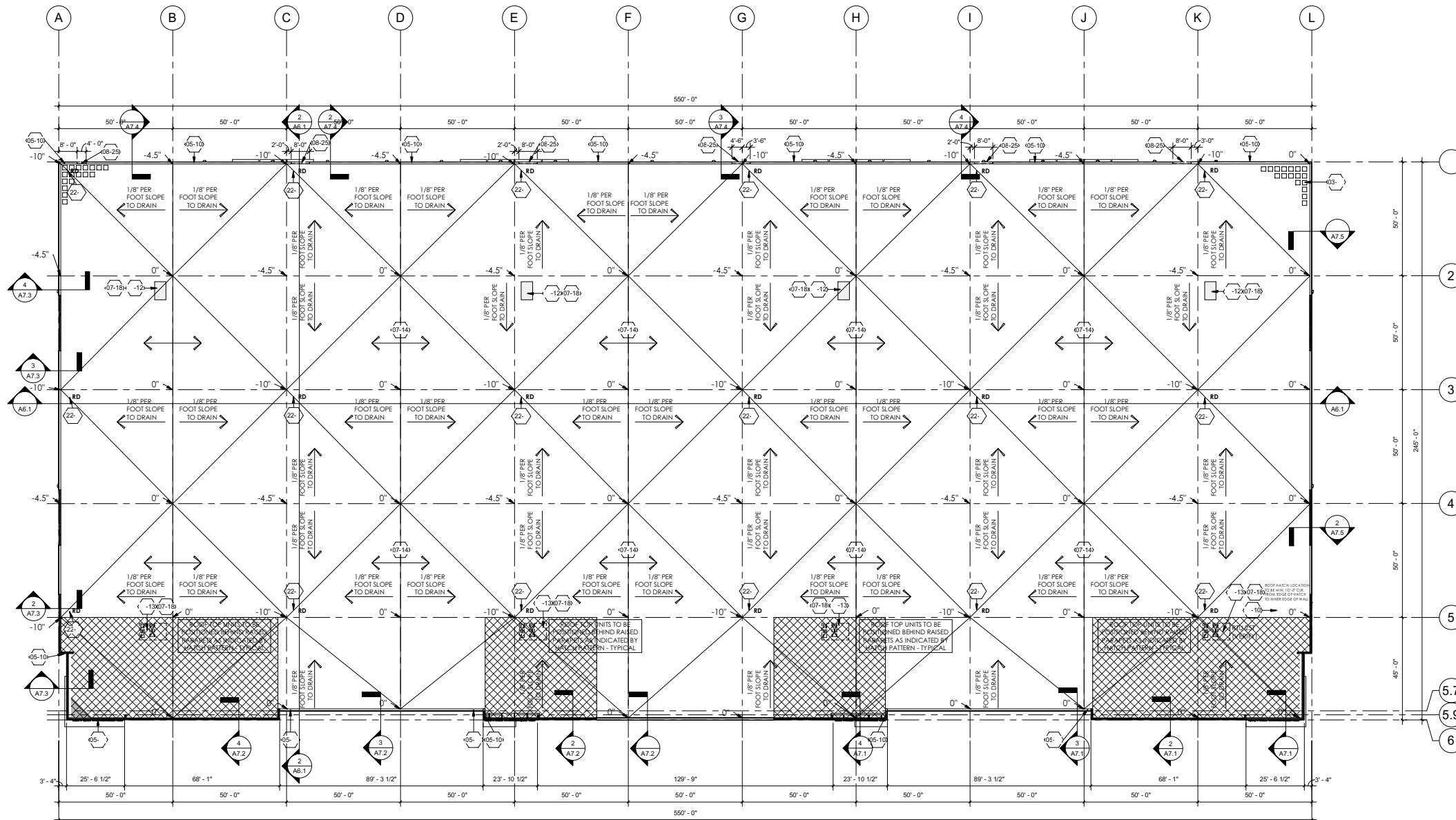
- ROOF ASSEMBLY SYSTEM #1:**
BALLASTED SINGLE FLY EPDM 45 MIL ON MIN. 4.8" EPS TYPE II (1.35 LB/CUFT) DIRECT TO DECK ON CONTINUOUS INSULATION (TWO LAYERS STAGGERED) MIN. R-20.
- ROOF ASSEMBLY SYSTEM #2:**
DIRECTLY ADHERED SINGLE FLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)
- ROOF TOP EQUIPMENT TO BE POSITIONED BEHIND RAISED PARAPETS AS INDICATED BY HATCH PATTERN. PROVIDE SUPPLEMENTAL SCREENING FOR ROOF TOP UNITS THAT ARE NOT SCREENED BY PARAPETS.**
- PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.**
- NOTE: ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED AS SHOWN ON THE ROOF PLAN TO BE SCREENED BY PARAPET. HVAC EQUIPMENT SHALL NOT BE GROUND MOUNTED.**
- ROOF IS DESIGNED FOR CONTROL FLOW**
- RTU EQUIPMENT REFER TO MECHANICAL PLANS**

GENERAL NOTES - ROOF PLAN

1. SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2. COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3. SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS.
4. PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
5. PROVIDE ROOF HATCH NOT LESS THAN 1.6 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
6. PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
7. PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
8. PROVIDE FLASHING FOR PLUMBING VENTS.
9. PROVIDE 20 YEAR MANUFACTURER LABOR AND MATERIAL WARRANTY.

KEYNOTE LEGEND ROOF PLAN

- | MARK | PLAN CODED NOTES |
|-------|--|
| 03-11 | CONCRETE BALLAST PAVERS - 2' X 2' X 2" WITH PROTECTION SHEET |
| 05-10 | PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL. |
| 05-11 | PRE-FINISHED METAL 24 GA. GRAVEL STOP (COLOR TO BE CLEAR ANODIZED FINISH), FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING. |
| 07-14 | SLOPE DIRECTION ARROWS - TYPICAL |
| 07-18 | PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU, ROOF HATCH, AND EQUIPMENT. |
| 08-25 | 4'-0" OR 8'-0" WIDE SCUPPERS - 6" ABOVE PRIMARY DRAIN - REFER TO ARCHITECTURAL ELEVATION DRAWINGS, STRUCTURAL AND PLUMBING DRAWINGS. LOCATION OF SCUPPERS DRAINS, DO NOT PLACE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. REFER TO DETAIL XX/AB.1. ALTERNATE: PROVIDE SCUPPER BOX WITH DOWNSPOUT. |
| 11-10 | BILCO ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE FOR USE WITH OSHA APPROVED STEEL LADDER ACCESS FROM FLOOR LEVEL BELOW. PROVIDE FRAMING CURB, FLASHING AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. |
| 11-12 | CAMBRIDGE UNIT - REFER TO MECHANICAL DRAWINGS. LOCATE UNITS TO MINIMIZE APPEARANCE FROM ROAD; NO ROOF TOP SCREENS. |
| 11-13 | ROOF TOP HVAC UNITS (RTUS) - REFER TO MECHANICAL DRAWINGS. LOCATE UNITS TO MINIMIZE APPEARANCE FROM ROAD; NO ROOF TOP SCREENS. |
| 22-1 | PRIMARY ROOF DRAIN |



1 ROOF PLAN
3/8" = 1'-0"

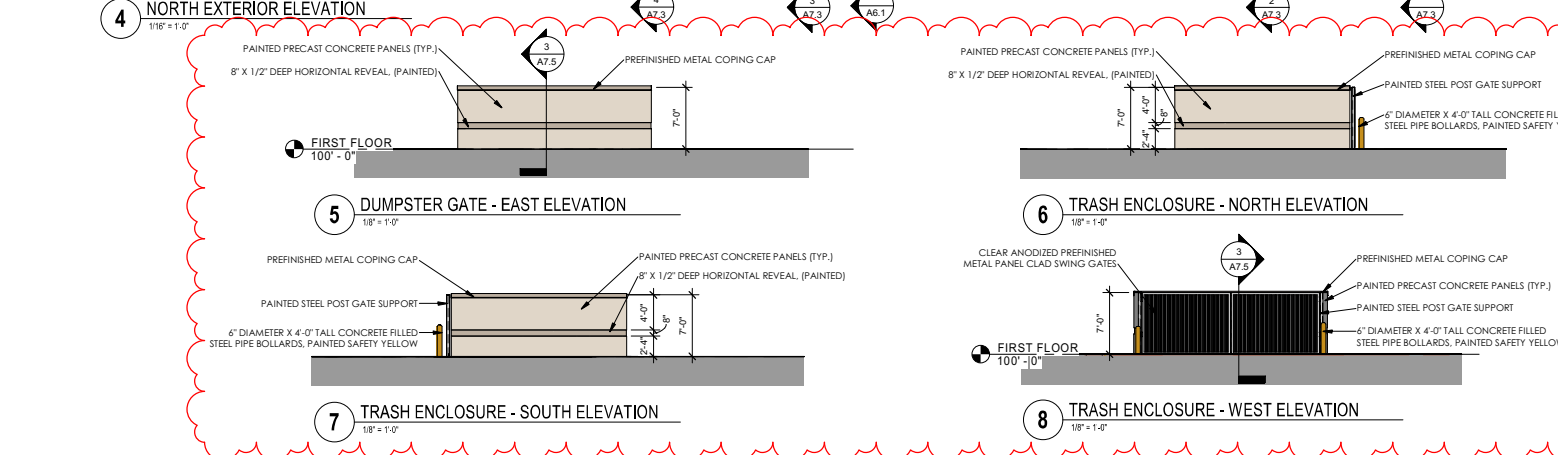
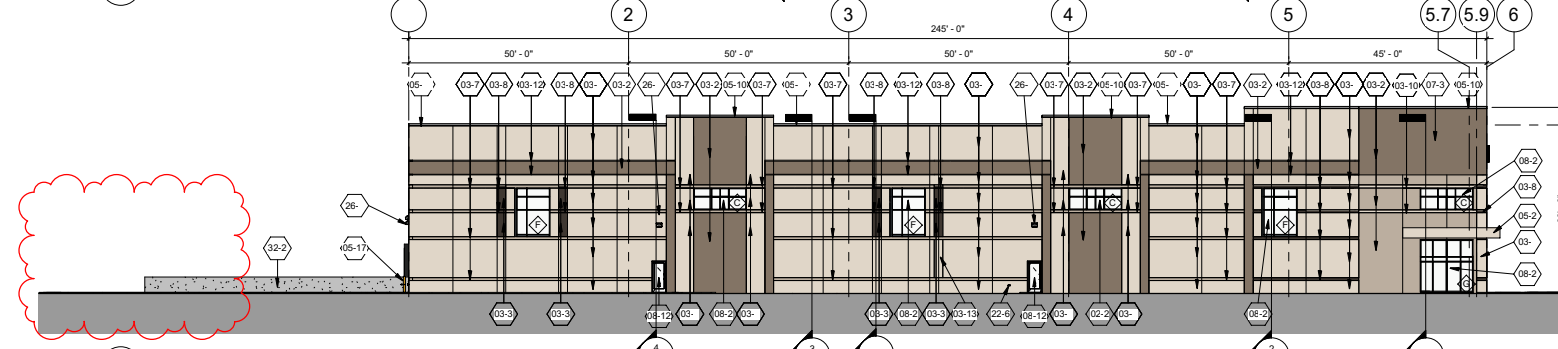
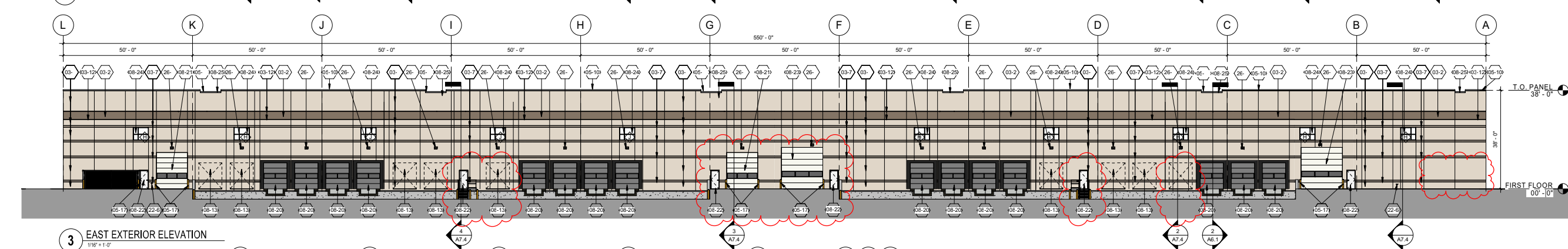
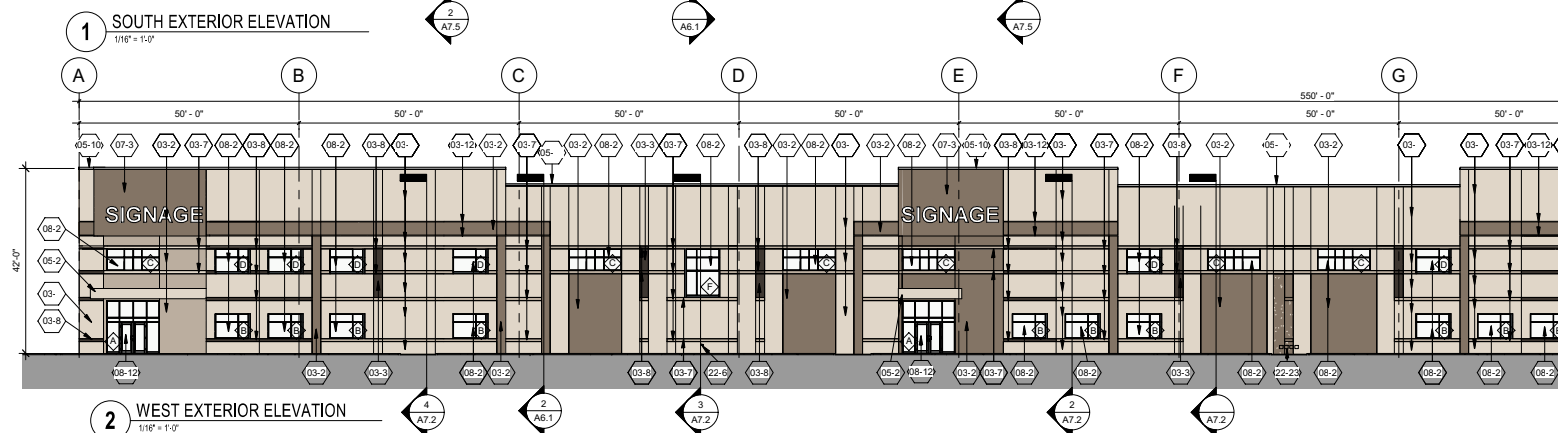
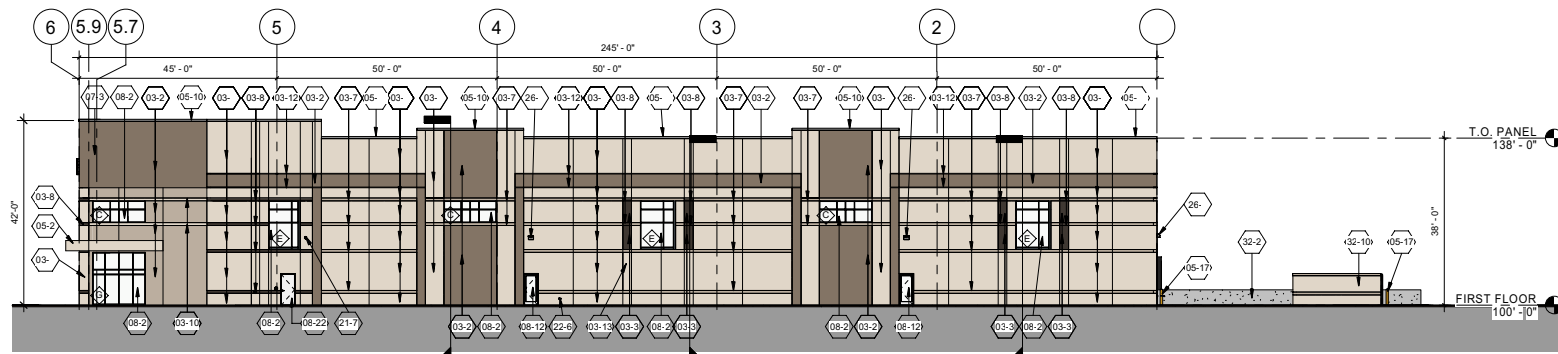


ROOF PLAN

NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
7444 S. 13TH STREET
OAK CREEK, WI 53089

DATE	11/10/2022	3409
DRAWN	CK	
CHECKED	DF	
DATE	AUGUST 18, 2022	
SHEET		

A4.1



KEYNOTE LEGEND

02-2	REMOVE EXISTING DOOR, FRAME & HARDWARE
03-1	EXTERIOR INSULATED PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT BROWN (SW XXXX)
03-2	EXTERIOR INSULATED PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM BROWN (SW XXXX)
03-3	EXTERIOR INSULATED PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK BROWN (SW XXXX)
03-7	8" X 1/2" DEEP HORIZONTAL REVEAL (LIGHT BROWN SW XXXX)
03-8	8" X 1/2" DEEP HORIZONTAL REVEAL (DARK BROWN SW XXXX)
03-10	8" X 1/2" DEEP HORIZONTAL REVEAL (LIGHT BROWN SW XXXX)
03-12	2" X 1/2" DEEP HORIZONTAL REVEAL (DARK BROWN SW XXXX)
03-13	EXTERIOR INSULATED PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT BROWN (SW XXXX)
05-2	PREFINISHED METAL TRIM FINISHED ON STEEL FRAMING WRAP AROUND CANOPY WITH DOWNLIGHTING
05-10	PREFINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-11	PRE-FINISHED METAL 24 GA. GRAVEL STOP (COLOR TO BE CLEAR ANODIZED FINISH), FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING.
05-17	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW.
07-3	PREFINISHED EXTERIOR INSULATED METAL WALL PANEL SYSTEM - COLOR XXXXX
08-2	ALUMINUM STOREFRONT WINDOW SYSTEM
08-12	ALUMINUM STOREFRONT ENTRY DOOR
08-13	FUTURE OVERHEAD DOCK DOOR OPENING.
08-20	9'-0" X 10'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME W/VISION WINDOWS (1-PANEL) WITH WEATHER SEAL AND OPENER. NOTE PROVIDE SHELTER, AND DOCK LEVELER.
08-21	12'-0" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND VISION WINDOWS (1-PANEL).
08-22	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
08-23	14'-0" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND VISION WINDOWS (1-PANEL).
08-24	FIXED AND THERMALLY BROKEN PPE FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-TINTED CLEARESTORY WINDOW UNITS.
08-25	4'-0" OR 8'-0" WIDE SCUPPERS - 6" ABOVE PRIMARY DRAIN - REFER TO ARCHITECTURAL ELEVATION DRAWINGS, STRUCTURAL AND PLUMBING DRAWINGS. LOCATION OF SCUPPER DRAINS, DO NOT PLACE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. REFER TO DETAIL 5/AS.1. ALTERNATE: PROVIDE SCUPPER BOX WITH DOWNPOUT.
21-7	FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY LOCAL GOVERNING MUNICIPALITY - REFER FLOOR PLAN.
22-4	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
22-23	PROPOSED SCREENED GAS METER LOCATION, FINAL LOCATION TO BE CONFIRMED WITH WE-ENERGIES.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-3	CONCRETE LOADING DOCK RETAINING WALL.
32-10	FREE STANDING TRASH ENCLOSURE SIDE WALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS (PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS). REFER TO STRUCTURAL DRAWINGS AND DETAIL 5/AS.1



EXTERIOR ELEVATIONS

NEW MULTI-TENANT BUILDING FOR:
OAK CREEK 13TH STREET
 7444 S. 13TH STREET
 OAK CREEK, WI 53089

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 602) PER TABLE 602.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-14ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS; FENESTRATION
 VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE. PROPOSED BUILDING COMPLEES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE. PROPOSED BUILDING COMPLEES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLEES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES - INSTALLED CONTINUOUS TO OUTSIDE. PROPOSED BUILDING COMPLEES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLEES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLEES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLEES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

BUILDING SYSTEMS LEGEND:

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 4" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF SYSTEM #2: DIRECTLY ADHERED SINGLE PLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)

INSULATED PRECAST WALL PANEL SYSTEM (PC): 10" INSULATED PRECAST CONCRETE WALL PANEL (NOMINAL R-13.7). SEE WALL SECTIONS FOR REVEALS EXTERIOR ELEVATIONS FOR FINISH COLORS.

E.I.F.S EXTERIOR WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 6" CF METAL STUD FRAMING. FILL CAVITY WITH 4" FIBERGLASS BATT INSULATION. VAPOR BARRIER ON WARM SIDE OF STUD AND 5/8" GYPSUM BOARD FINISH

REINFORCED CONCRETE SLAB: REINFORCED CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS.

PRECAST WALL PANELS SHALL WEATHER FOR 30 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. ACRYLIC CONCRETE STAIN (BASE COLOR):

A. (2) COATS OF HALLMAN LINDSEY #167 GRIP CRETE ACRYLIC STAIN OR

B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR

C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

2. ACCENT COLOR:

A. (2) COATS OF HALLMAN LINDSEY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR

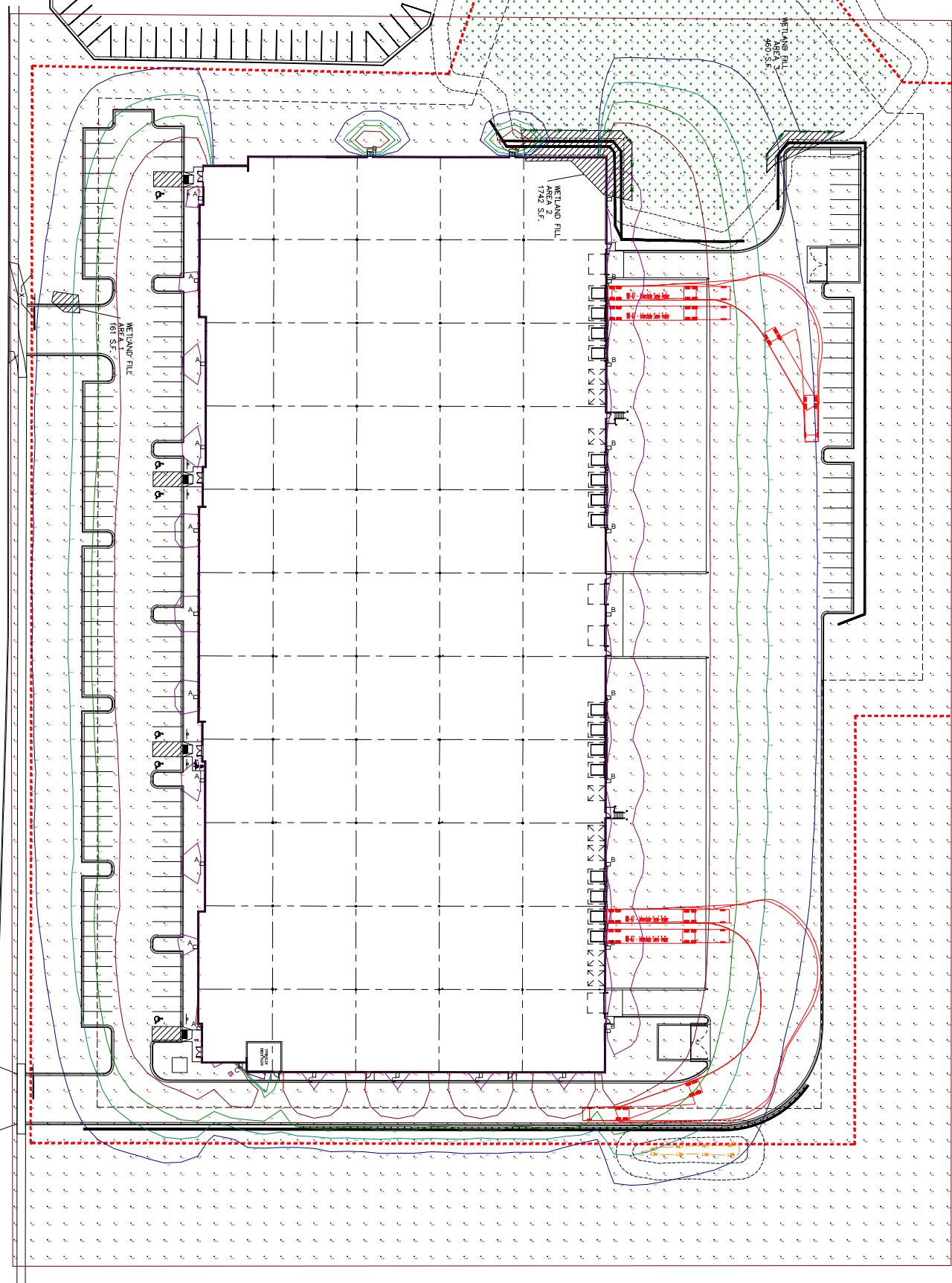
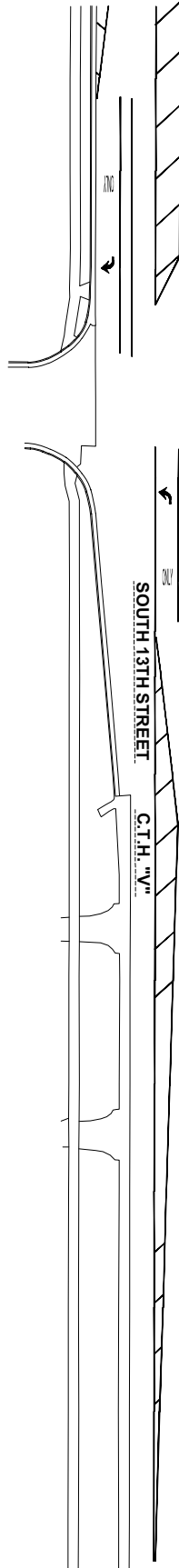
B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR

C. (2) COATS BENJAMIN MOORE AURA SATIN 100% ACRYLIC HOUSE PAINT.


Revision	
Date	07/13/2023
City and Work Comments	
JOB:	3409
DRAWN:	CW
CHECKED:	CW
DATE:	AUGUST 18, 2022
SHEET:	A5.1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
□	A	11	RAB Lighting Inc.	A17-4T150N Wall Mount Fixture at 22' 3500K color temperature	13928	97.56
□	B	11	RAB Lighting Inc.	A17-4T150N Wall Mount Fixture at 22' 3500K color temperature	21204	148.17
□	C	5	RAB Lighting Inc.	SUM177AF4C40-4K Wall Mount Fixture at 14' 3500K color temperature	5421	38.22
□	D	2	RAB Lighting Inc.	WRLED10N	1297	12.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	9.9 fc	0.0 fc	N/A	N/A



A17-4T100N+A17-WM Type: A RAB



Color Boxed Weight: 17.2 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 100W
120V 0.80A Color Temp: 5000K
200V 0.40A Color Accuracy: 90 CRI
240V 0.33A CRI Range: 100,000 Hours
277V 0.40A Lifetime: 100,000 Hours
Input Watts: 100W

LED Info
Watts: 100W
Color Temp: 5000K
CRI Range: 90 CRI
Lifetime: 100,000 Hours
Efficacy: 142 lm/W

Technical Specifications
Compliance
UL Listed: Suitable for wet locations
ESNA LM-79 & LM-80 Testing:
100,000-hour LM-79 and LM-80 testing has been completed by an independent laboratory in accordance with ESNA LM-79 and LM-80.
DLC Listed:
This product is listed by Design Lights Consortium (DLC) as a high efficiency premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC E1 requirements. DLC Product Code: PL18M0290
Electrical
Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 100W
1.0A, 200V-0.5A, 240V-0.33A, 277V-0.40A
Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming system. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	4T	100	Bank = Universal Pole Mount SP = Single Pole Mount or available as 100W	N	Bank = 100W LED N = 100W LED Bank = 120-277V 50/60Hz N = 100W LED Bank = 100W LED N = 100W LED	Bank = No Option SP = 3-pin Resistor and Shunting Cap JPC = 3-pin Resistor and Shunting Cap JMS = 3-pin Resistor and Shunting Cap JLC = Lightcap Compatible

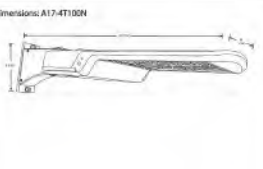
Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2022 RAB Lighting All Rights Reserved. These Specifications are subject to change at any time without notice. Page 1 of 2

A17-4T100N+A17-WM RAB

Technical Specifications (continued)
Construction: High quality, high efficiency, surface-mount LED.
Green Technology: RAB values USA manufacturing (upon request, RAB may be able to manufacture this product to be compliant with the RoHS American Act (RAA). Please contact customer service to request a quote for the product to be made RAA compliant.)
LED Characteristics: Long life, high efficiency, surface-mount LED.
Other: 5 Year Limited Warranty: The A17-4T100N+A17-WM is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C137-2017.
Other: 5 Year Limited Warranty: The A17-4T100N+A17-WM is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Dimensions A17-4T100N



Features:
0-10V Dimming, standard
100,000-hour LED lifetime
5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	4T	100	Bank = Universal Pole Mount SP = Single Pole Mount or available as 100W	N	Bank = 100W LED N = 100W LED Bank = 120-277V 50/60Hz N = 100W LED Bank = 100W LED N = 100W LED	Bank = No Option SP = 3-pin Resistor and Shunting Cap JPC = 3-pin Resistor and Shunting Cap JMS = 3-pin Resistor and Shunting Cap JLC = Lightcap Compatible

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A17-4T150N+A17-WM Type: B RAB



Color Boxed Weight: 17.2 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 150W
120V 0.80A Color Temp: 5000K
200V 0.40A Color Accuracy: 90 CRI
240V 0.33A CRI Range: 100,000 Hours
277V 0.40A Lifetime: 100,000 Hours
Input Watts: 150W

LED Info
Watts: 150W
Color Temp: 5000K
CRI Range: 90 CRI
Lifetime: 100,000 Hours
Efficacy: 142 lm/W

Technical Specifications
Compliance
UL Listed: Suitable for wet locations
ESNA LM-79 & LM-80 Testing:
100,000-hour LM-79 and LM-80 testing has been completed by an independent laboratory in accordance with ESNA LM-79 and LM-80.
DLC Listed:
This product is listed by Design Lights Consortium (DLC) as a high efficiency premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC E1 requirements. DLC Product Code: PL18M0290
Electrical
Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 150W
1.0A, 200V-0.5A, 240V-0.33A, 277V-0.40A
Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming system. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	4T	150	Bank = Universal Pole Mount SP = Single Pole Mount or available as 150W	N	Bank = 150W LED N = 150W LED Bank = 120-277V 50/60Hz N = 150W LED Bank = 150W LED N = 150W LED	Bank = No Option SP = 3-pin Resistor and Shunting Cap JPC = 3-pin Resistor and Shunting Cap JMS = 3-pin Resistor and Shunting Cap JLC = Lightcap Compatible


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A17-4T150N+A17-WM RAB

Technical Specifications (continued)
Construction: High quality, high efficiency, surface-mount LED.
Green Technology: RAB values USA manufacturing (upon request, RAB may be able to manufacture this product to be compliant with the RoHS American Act (RAA). Please contact customer service to request a quote for the product to be made RAA compliant.)
LED Characteristics: Long life, high efficiency, surface-mount LED.
Other: 5 Year Limited Warranty: The A17-4T150N+A17-WM is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C137-2017.
Other: 5 Year Limited Warranty: The A17-4T150N+A17-WM is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Dimensions A17-4T150N



Features:
0-10V Dimming, standard
100,000-hour LED lifetime
5-Year, Limited Warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	4T	150	Bank = Universal Pole Mount SP = Single Pole Mount or available as 150W	N	Bank = 150W LED N = 150W LED Bank = 120-277V 50/60Hz N = 150W LED Bank = 150W LED N = 150W LED	Bank = No Option SP = 3-pin Resistor and Shunting Cap JPC = 3-pin Resistor and Shunting Cap JMS = 3-pin Resistor and Shunting Cap JLC = Lightcap Compatible

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SLIM17FAFC40 Type: C RAB



Color Boxed Weight: 6.8 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 40W
120V 0.30A Color Temp: 5000K/5000K
200V 0.15A Color Accuracy: 90 CRI
277V 0.15A CRI Range: 100,000 Hours
Input Watts: 37.7W/38.2W

LED Info
Watts: 40W
Color Temp: 5000K/5000K
CRI Range: 90 CRI
Lifetime: 100,000 Hours
Efficacy: 122 lm/W

Technical Specifications
Field Adjustability: All values are typical tolerance +/- 10%
Performance: 100,000-hour LED lifespan based on ES LM-80 results and TM-21 calculations.
IP Rating: Ingress protection rating of IP65 for dust and water.
LED Characteristics: Long life, high efficiency, surface-mount LED.
Compliance: UL Listed: Suitable for wet locations
ESNA LM-79 & LM-80 Testing: 100,000-hour LM-79 and LM-80 testing has been completed by an independent laboratory in accordance with ESNA LM-79 and LM-80.
DLC Listed: This product is listed by Design Lights Consortium (DLC) as a high efficiency premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC E1 requirements. DLC Product Code: PL18M0290
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 40W
1.0A, 200V-0.15A, 240V-0.15A, 277V-0.15A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming system. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	40


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SLIM17FAFC40 RAB

Technical Specifications (continued)
Construction: High quality, high efficiency, surface-mount LED.
Green Technology: RAB values USA manufacturing (upon request, RAB may be able to manufacture this product to be compliant with the RoHS American Act (RAA). Please contact customer service to request a quote for the product to be made RAA compliant.)
LED Characteristics: Long life, high efficiency, surface-mount LED.
Other: 5 Year Limited Warranty: The SLIM17FAFC40 is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C137-2017.
Other: 5 Year Limited Warranty: The SLIM17FAFC40 is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Dimensions




Features:
Selectable CCT
Full cut-off
Selectable on/off presence
0-10V dimming circuit

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	40

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WPLED10N Type: D RAB



Color Boxed Weight: 3.8 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 10W
120V 0.08A Color Temp: 5000K
200V 0.04A Color Accuracy: 71 CRI
240V 0.03A CRI Range: 100,000 Hours
277V 0.04A Lifetime: 100,000 Hours
Input Watts: 10W

LED Info
Watts: 10W
Color Temp: 5000K
CRI Range: 71 CRI
Lifetime: 100,000 Hours
Efficacy: 107 lm/W

Technical Specifications
Compliance
UL Listed: Suitable for Wet Locations as a Downlight. Suitable for General Locations as an Ambient, Wall Mount, or Ceiling Mount. Suitable for mounting above 4ft. of ground.
ESNA LM-79 & LM-80 Testing: 100,000-hour LM-79 and LM-80 testing has been completed by an independent laboratory in accordance with ESNA LM-79 and LM-80.
DLC Listed: This product is listed by Design Lights Consortium (DLC) as a high efficiency premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC E1 requirements. DLC Product Code: PL18M0290
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 10W
1.0A, 200V-0.05A, 240V-0.05A, 277V-0.05A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming system. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

Ordering Matrix

Family	Style	Wattage
WPLED10N	D	10

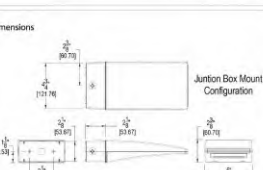
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WPLED10Y RAB

Technical Specifications (continued)
Construction: High quality, high efficiency, surface-mount LED.
Green Technology: RAB values USA manufacturing (upon request, RAB may be able to manufacture this product to be compliant with the RoHS American Act (RAA). Please contact customer service to request a quote for the product to be made RAA compliant.)
LED Characteristics: Long life, high efficiency, surface-mount LED.
Other: 5 Year Limited Warranty: The WPLED10Y is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C137-2017.
Other: 5 Year Limited Warranty: The WPLED10Y is warranted against light output, driver performance and heat sink. RAB's warranty is subject to all terms and conditions found at: www.rablighting.com

Dimensions



Features:
High performance LED light engine
Maintains 70% of initial lumens at 100,000 hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with the cast aluminum housing and external fan
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Style	Wattage
WPLED10Y	Y	10

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DDI Business Overview

Prepared for:
City of Oak Creek – Planning Commission
February 3, 2023

INTRODUCTION & OVERVIEW

- Design Department Incorporated is currently engaged in the purchase of the commercial property located at 8041 South 13th, Oak Creek.
- After completing renovations in the main building our intention is to relocate our small product design firm from Racine to Oak Creek.
- Our target move in date is Fall 2023, however before we complete the purchase process, we need to ensure that our business will comply with local zoning.



The main building contains three tenants:

- Apex Motorwerks - High End Car Dealership
- White Glove Exteriors - Commercial Automotive Detailing
- MMSUPPS Supplement Store & Gym

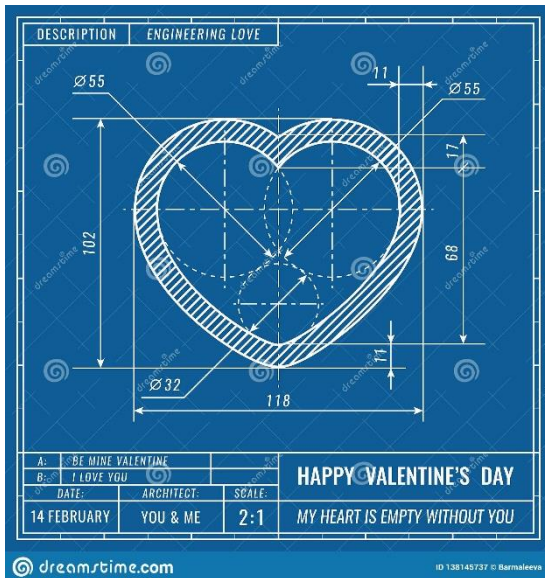
INTRODUCTION

Design Department is a Product Development firm specializing in new product design and early-stage concept development.

At the  of it we love new product design and new product development.

INTRODUCTION

However, our hearts may look a little different!

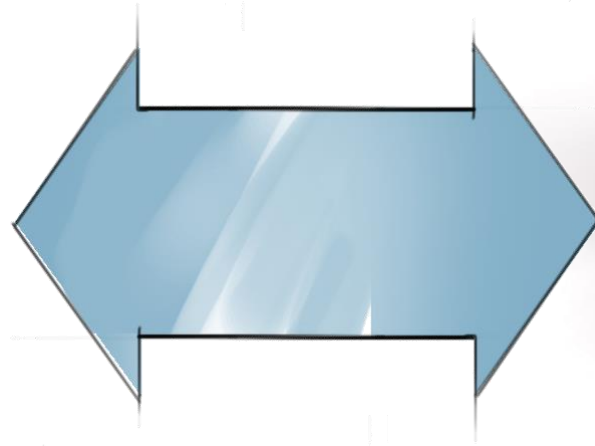


DESIGN VS. DESIGN



Industrial Designer

- Technologist
- Artist
- Thrives on Disruption



Design Engineer

- Problem Solver
- Scientist
- Thrives on Order

TEAM COMPOSITION



Patrick Tetzlaff – DDI
General Manager



Brian Leadingham – DDI
President



Luke Westhoff – DDI
Design Engineer



Alex Gruber – DDI
Associate Partner &
Project Engineer



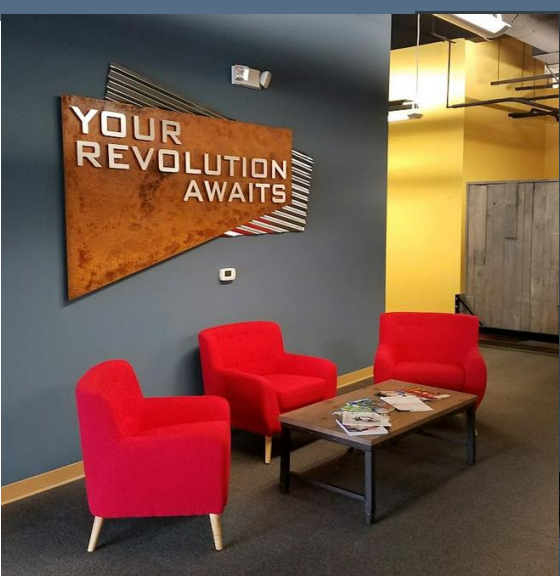
Spencer Riggs – DDI
Mechanical Designer

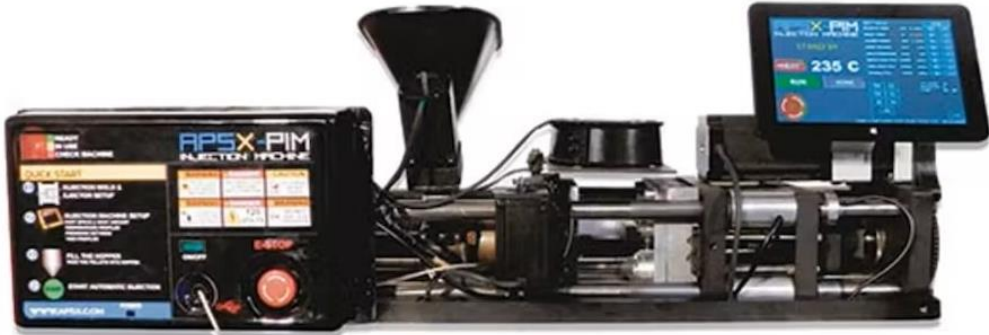
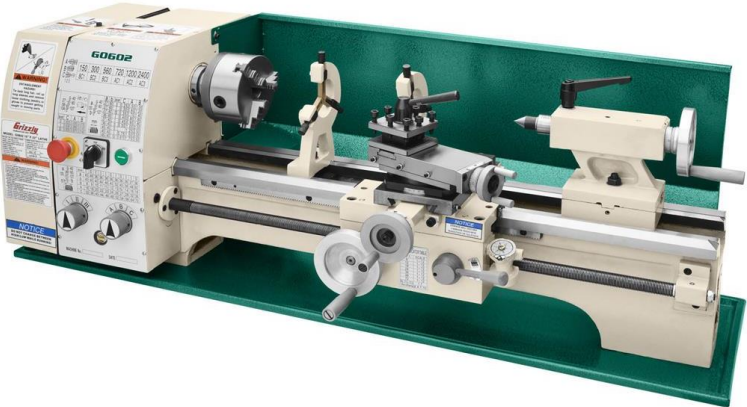


Alec Devlin – DDI
Design Engineer

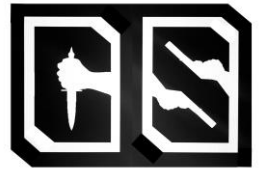
INTRODUCTION & OVERVIEW

- Design Department Incorporated (aka DDI) was founded by Brian Leadingham in 2004.
- Brian partnered with Patrick Tetzlaff in 2011 and together, starting from home-based offices, they have worked to build DDI into a highly capable Product Design Firm.
- In 2017 DDI secured our first office space located in downtown Racine and have grown to a total of 6 engineers with annual sales in excess of \$2.0M.
 - DDI currently occupies approximately 6,000ft² on Main Street in Racine, Wisconsin. Approximately ½ of our current space is finished office space and ½ is shop space.
- We are a high-tech company helping our clients advance their product ideas into reality. Our tag line is “Your Revolution Awaits” and we have assisted a large number of companies, both local and around the US as well as internationally.
- Our primary service is intellectual property development delivered by advancing our customers new product ideas into reality. We are listed as inventors on dozens of US patents / patent applications in a wide range of industries.
- As part of our product development process, we also produce prototypes using primarily 3D printing as well as other common prototyping equipment.



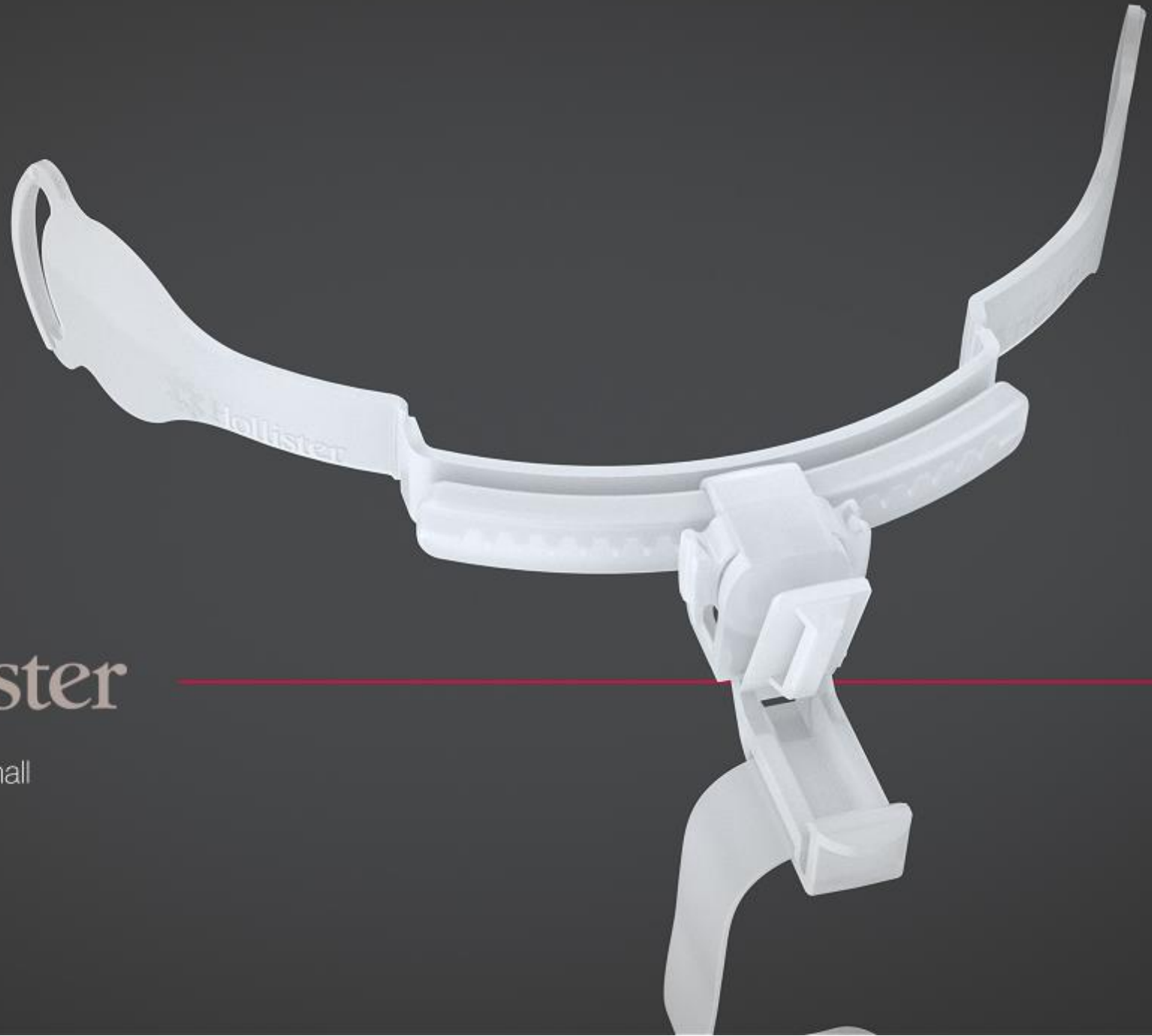


DDI CLIENT LIST



MEDICAL PUMP





Hollister

AnchorFast Small

Li-air

Lithium-air battery is the lightest and highest energy density battery ever produced. Features energy storage density comparable to gasoline. Li-Air battery is easily removed for charging at the home / office or can be charged by a small on-board hydrogen fuel cell.

ride by wire

Features integrated electronic traffic sensors for collision detection and avoidance.

Ø-friction motor

Electro magnetic frictionless wheel hub motors, powered by electrical energy stored in the Li-Air battery.

m-link

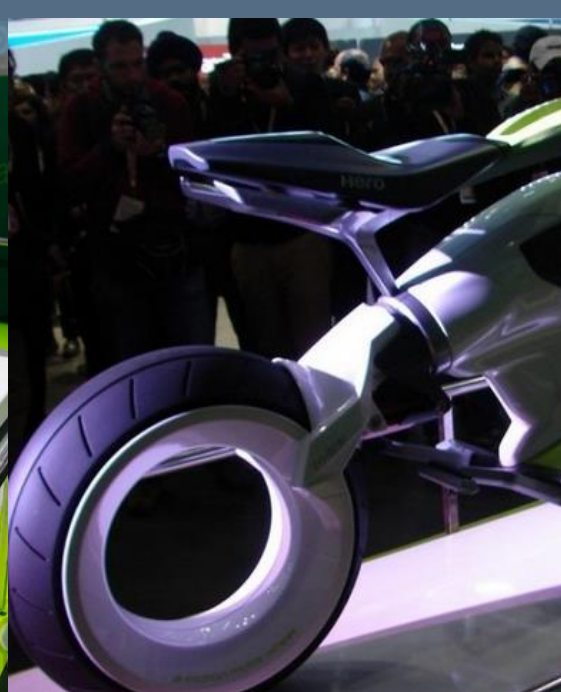
Advanced magnetic anthropomorphic linkage suspension technology that provides incredible control of the road and an exhilarating driving experience. Features an electronic force mapping that manages all suspension components.

flex axis steering

Works in conjunction with the Ride by Wire and M-Link systems. Senses rider position and steering inputs to properly position the motorcycle in the optimal position for previously impossible vehicle maneuvers.



Hero



Hero MotoCorp aggressive on growth plan

Hero MotoCorp plans to have more than 20 manufacturing and assembly plants across the globe with sales in more than 50 countries by the year 2020.

[Like](#) 4 [Tweet](#) [Pin it](#) [G+](#) 0 [A](#) 5,437 views [Comments](#) 2

[1 photo](#)

Aug 29, 2014

Hero MotoCorp is looking at aggressive growth both in India and global markets in line with its 'Vision 2020' growth plan. No longer content to be known as a mass commuter bike maker, Hero is busy working towards positioning itself as a tech-oriented, strong R&D player. This is backed by its partners – AVL of Austria (for engines), EBR of the US (for engines with higher displacements), Engines

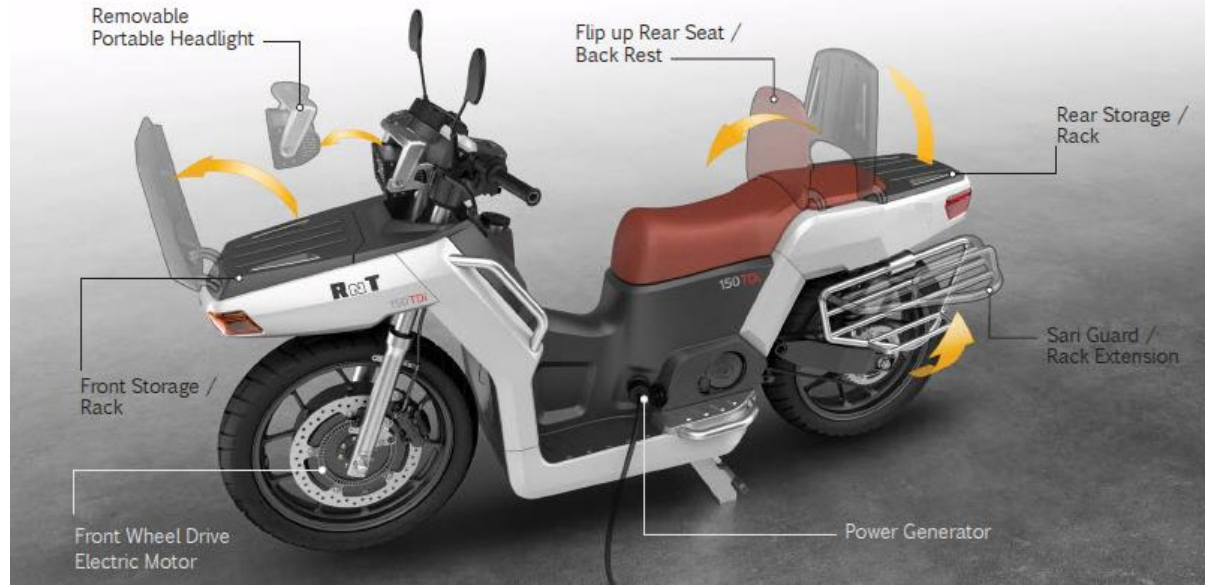
[motorcycle.com] - Hero iON Hydrogen Fuel Cell Concept Video

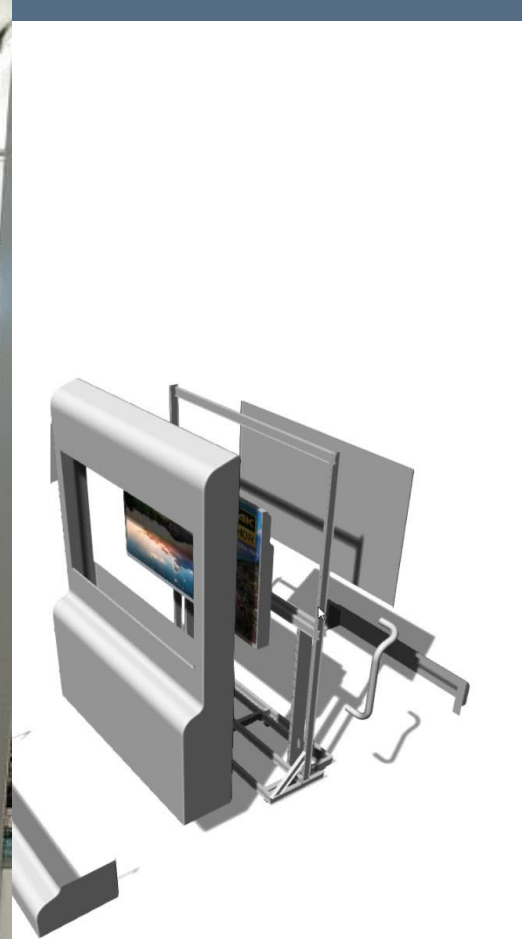
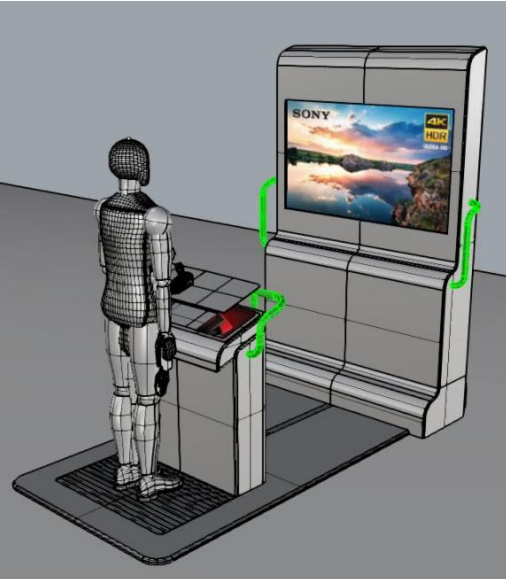


Hero Ion concept



RCV







NOTE ON FFL APPLICATION

- DDI recently worked with retired Navy Seal Craig “Sawman” Sawyer to complete an engineering and design project for a new rifle that is going to be produced by Missouri based Black Rain Ordnance.
- It was this project that sparked out interest in firearms design and we have in process application with the ATF for a Type 7 FFL.
- We have no desire to be a “firearms manufacturer” in the traditional sense, but we see opportunities for us to provide design, engineering, and *prototype* services to the firearms industry as an expansion of our services.







PLAN COMMISSION REPORT

Proposal: Rezone and Conditional Use Permit – Vehicle Rentals

Description: Review a request to rezone the property at 8950 S. 27th St. from B-2, Community Business to B-4, General Business (NO CHANGE to the FF, Flood Fringe district) with a Conditional Use Permit for vehicle rentals.

Applicant(s): Fahim, Ajmeri, 8950 LLC

Address(es): 8950 S. 27th St. (6th Aldermanic District)

Suggested Motion: Please see the report below for decision procedure when considering the following motion.

That the Plan Commission recommends to the Common Council that the property at 8950 S. 27th St. be rezoned from B-2, Community Business to B-4, General Business (NO CHANGE to the FF, Flood Fringe district) with a Conditional Use Permit for vehicle rentals, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (February 28, 2023).

Owner(s): Akil LLC

Tax Key(s): 856-0070-006

Lot Size(s): 2.195 ac

Current Zoning District(s): B-2, Community Business

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting that the property at 8950 S. 27th St. be rezoned from B-2, Community Business

to B-4, General Business, with a Conditional Use Permit for vehicle rentals. Vehicle rental uses are Conditional Uses in the B-4, General Business district. The Land Use Plan within the *Comprehensive Plan* identifies this parcel as appropriate for future commercial (re)development outside of floodplain areas.

Per the submitted narrative, the proposal includes U-Haul vehicle rentals in addition to the existing retail store operations (Ayra's). Reservations are typically made online with limited in-person transactions, such as pickups and returns, handled by Ayra's employees. Hours of operation for the proposed vehicle rentals are 10:00 AM – 4:00 or 5:00 PM, with a drop box proposed on the west elevation for after-hours returns. No additional sales or services (e.g., packing materials or trailers) would be included. Up to four (4) vehicles are proposed to be onsite at any given time (see attached site plan).

Staff have concerns for the proposal as presented. The property has been within the B-2, Community Business district since prior to its development with a restaurant in 2000, which required extensive neighborhood outreach, considerations, and buffers. Per Code, the B-2, Community Business district

is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a range of retail products and services primarily serving adjacent residential neighborhoods. The character, appearance, and operation of any business in the district should be compatible with the surrounding area.

The B-4, General Business district

is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state, and county highway routes of those businesses and services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.

While proximity to residential neighborhoods is a benefit for vehicle rental operations, the potential for conflicts cannot be overlooked. In this case, the property is subject to a 50-foot restriction along the S. 27th St./STH241 right-of-way. Although the parking lot was established prior to the CSM on which this restriction appears, staff would not support parking of rental vehicles in this area considering the additional requirements for screening in the Zoning Code. Existing landscaping would not provide adequate screening of rental vehicles along S. 27th St., nor are any of the proposed interior parking stalls for rental vehicles otherwise screened or secured.

One of the most prevalent concerns staff have heard from neighbors over the years regards noise. While the proposal identifies set hours that staff would be onsite to assist customers, there is also an after-hours drop box proposed on the west side of the building. This would potentially lead to drop-offs occurring 24/7 with no supervision. Although vehicle noise is usual and customary to any location within limits established by Code, there is no method by which noise from rental vehicles can be wholly prevented.

Considering existing rental vehicle locations elsewhere throughout the City, several common conditions exist or were instituted as part of the Conditional Use Permit process. First, all of the approved locations with rental vehicle approvals are located in the M-1, Manufacturing District. This may be partly due to the interpretation of the Code in place at the time; however, staff note that prior to the adoption of the current Code in March of 2022 (last revised November 1, 2022), vehicle sales were Conditional Uses in the B-4, General Business district. All of the existing Conditional Use Permits on file specified the number, location, and screening for the display of rental vehicles. None of the display areas were approved to be closer to a public right-of-way than 40 feet.

Given the concerns above, staff conclude that the location does not appear to be appropriate for vehicle rentals as proposed. Should the rezone and Conditional Use Permit requests be recommended for approval, the Conditions and Restrictions will include specific prohibitions on storage, approved parking areas and the number of allowed rental vehicles to be onsite, screening requirements, hours of operation restrictions, and related.

The requested B-4, General Business zoning substantially conforms to the adopted *Comprehensive Plan*, which identifies the property as Commercial as previously stated. However, the information presented by the Applicant for the proposed Conditional Use for rental vehicles does not adequately address how this use will ultimately reflect community standards as stated in Goal 1: Objective 2 of the Economic Development Framework in the adopted *Comprehensive Plan*. Staff, therefore, do not support this proposal.

Below are three (3) options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific findings on which the denial is based. Per Section 17.0804(e)(3) of the Municipal Code:

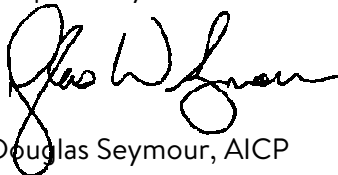
A conditional use permit may be granted upon finding in the review of the application that all applicable use specific provisions per Article 4 of this Zoning Ordinance as well as the following criteria are met. A negative finding of fact on any of the following criteria shall require a negative vote on the application as a whole.

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- b. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- c. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.

- d. Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
- e. The conditional use conforms to all applicable regulations of the district in which it is located.
- Support for Rezoning the Property Only – Should the Plan Commission determine that the request to rezone the property to B-4, General Business District is appropriate, there would be two (2) motions for action:
 1. That the Plan Commission recommends to the Common Council that the property at 8950 S. 27th St. be rezoned from B-2, Community Business to B-4, General Business (NO CHANGE to the FF, Flood Fringe district) after a public hearing.
 2. That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for vehicle rentals, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (February 28, 2023).
- Recommendation of Approval - Should the Plan Commission determine that the proposed request is acceptable, the suggested motion on Page 1 would proceed as with other recommendations for approval.

Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



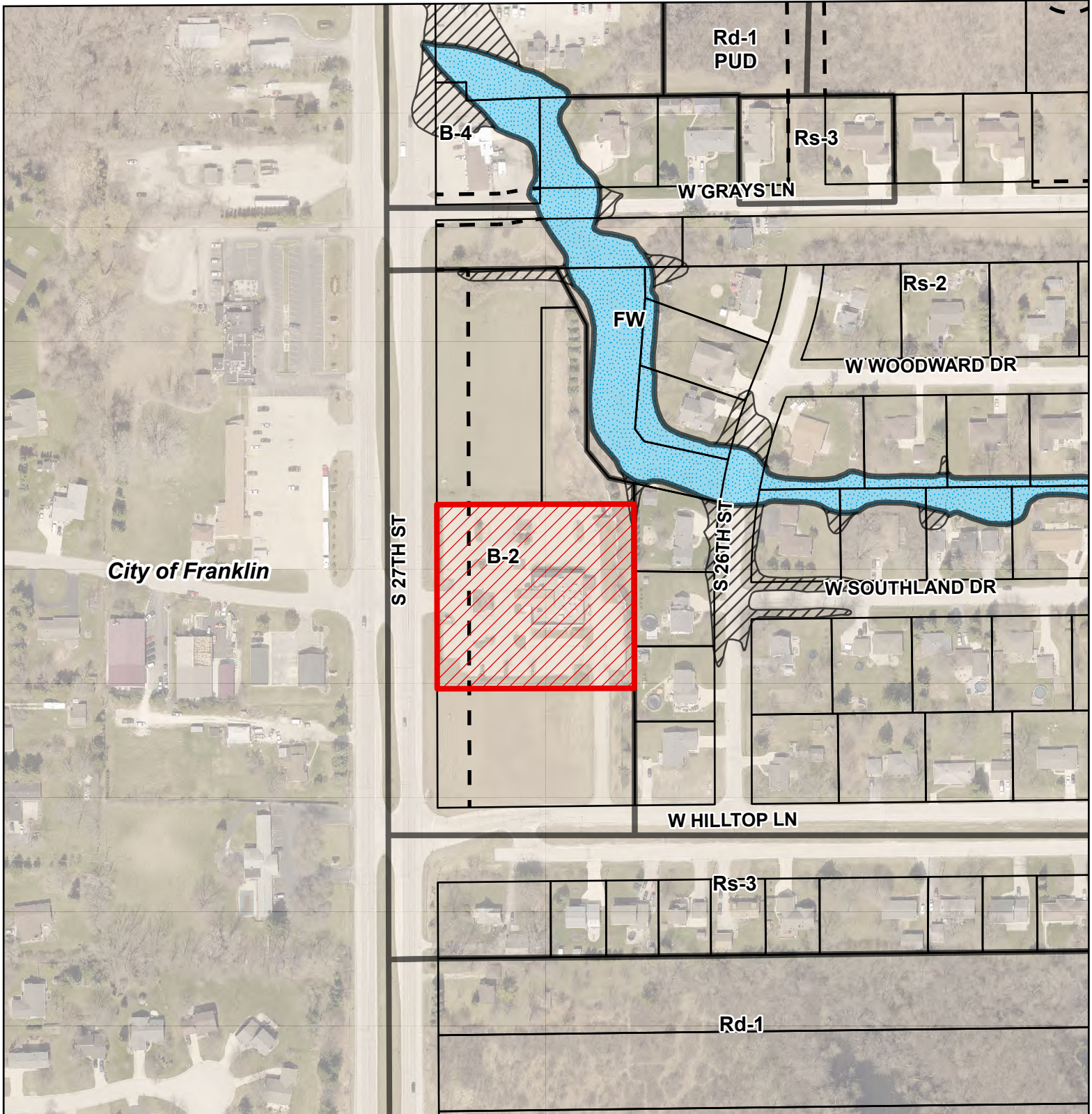
Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

- Location Map
 - Project Narrative & Supplemental Emails (3 pages)
 - Concept Site Plan (1 page)
-

LOCATION MAP

8950 S. 27th St.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development

0 0.01 0.03 0.06 Miles



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 8950 S. 27th St.

RECEIVED

JAN 13 2023

CITY OF OAK CREEK



TO WHOMEVER IT CONCERN

For 8950 S27th street Oak Creek Wi 53154. Parking lot contain 109 stalls on two acre property. We requested for zoning change from B-2 to B-4.

We proposing to offer U-Haul services to customers after few requests from community around. City of Oak Creek is growing and There is a lot new apartment are developing in neighborhood and businesses around also required Moving services.

Ayras proposed U-Haul services as below:

- 1) Reservations
- 2) Renting (Pick up trucks)
- 3) Closing contracts (Drop of trucks)

We will have maximum four trucks at the property. We will have at least two people at the property each time to help customers.

U-Haul services working hours will be between 10am to 5 pm.

Kari Papelbon

From: ayras Oakcreek <ayrasoakcreek@gmail.com>
Sent: Wednesday, February 1, 2023 3:56 PM
To: Kari Papelbon
Subject: [EXTERNAL] Re: Oak Creek Plan Commission Application

Hello Ms Kari is it okay for u to give me a call when u get a minute please

At 2627700344 on my cell

We won't need extra office space for it
We will be just Renting Uhaul to the costumer every thing is Booked
on line One extra Service for the Neighbors in the Area

Uhaul Trucks will be parked on the north side of the building
Only 1 Or 2 in the front since we have huge parking Lot with 109 Parking

It's a very Easy Process we have a drop of box for the Keys for Uhaul Customers
We have been working with Uhaul Rentals with all our property's for last 15 Years

If they walk in we have Ipad we work with and all the paperwork is already on line Filed up and ready to go

We won't put extra Signs because Neighbors Don't like it and I can Respect that

Hours for Uhaul is
10 :00Am To 4:00 Pm

I Did call Alderman Chris and we are planning to meet up hopefully this week sometime or Next Week
He will let me k ow what works

Thanks for your patience and your help. Thank you, Akil.

Akil Ajmeri
Have a great day
ONE LIFE TO LIVE
Make the best of it

Kari Papelbon

From: ayrasoakcreek@gmail.com
Sent: Thursday, February 2, 2023 5:56 PM
To: Kari Papelbon
Subject: [EXTERNAL] Re: RE: Oak Creek Plan Commission Application

Good Afternoon Kari,

Nice to talk to you over the phone. Thanks for taking time out from your busy schedule and answering my questions.

Please find the attachment of Site Plan, we have 107 parking space, we are Planning to keep only four vehicles from Uhal. Most Uhaul Reservation is online,so we don't require any office space or extra people to help or assist Uhaul customer.

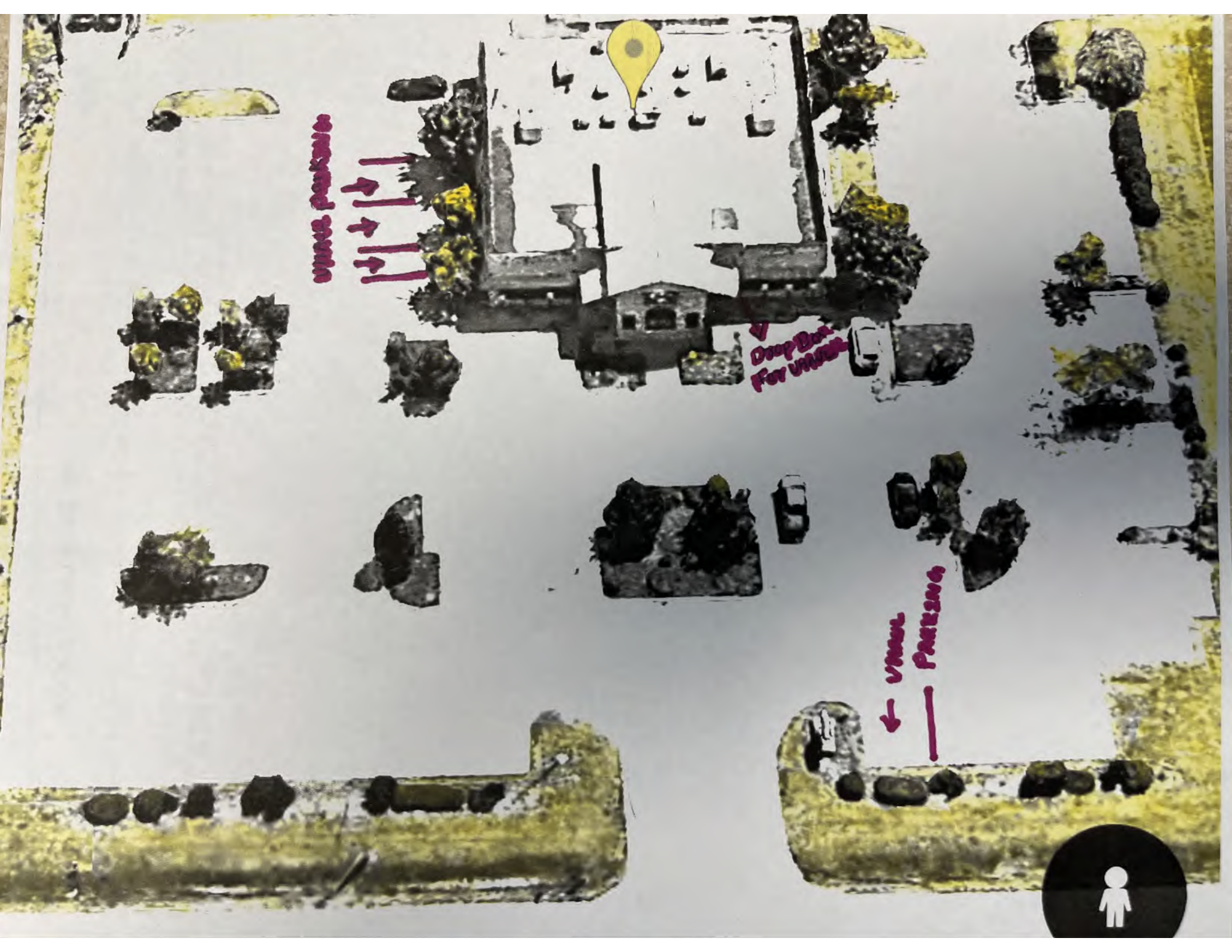
U-Haul have an app for customers for self-check in as well as self-checkout. As well as customers must upload the pictures of vehicle for self-screening. So usually, we don't require to screened the vehicle.

U-Haul working hours at Ayras location is 10:00 am to 5:00 pm. And Customers can drop of their keys at drop box located in front of the building.

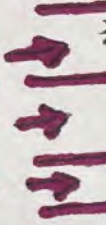
Ayras employees can help U-Haul customer if they need any assistance.

We would love to meet with neighbors and provide and explain our proposal. We want to make sure our neighbours and customer feel safe and take advantage for this services.

Akil Ajmeri
262 770 0344



Virus particles



Drop Box For Virus

Virus particles

